THIS INSTRUMENT PREPARED BY:
Lesley J. Adam
3 WNR OME TN PROPERTIES, LLC
545 N. Juliet Road, Suite 1201
Mt. Juliet, Tennessee 37122
Chicago, Illinois 60603

Karen Johnson Davidson County
Batch# 876901 DEEDWARR
06/23/2022 03:10:30 PM 7 pgs
Fees: $38.00 Taxes: $4,173.37
20220623-0072016

UPON RECORDING RETURN TO
AND SEND SUBSEQUENT TAX BILLS TO:
3 WNR OME TN PROPERTIES, LLC
545 N. Juliet Road, Suite 1201
Mt. Juliet, Tennessee 37122

MAP & PARCEL NO:
163 00 0 203.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of May 5, 2022, from CHAMPION CAR WASH, LLC, a Tennessee limited liability company ("**Grantor**"), having an address of 2701 Morgan Road, Joelton, TN 37080 to 3 WNR OME TN PROPERTIES, LLC, a Tennessee limited liability company ("**Grantee**"), having an address of 545 N. Juliet Road, Suite 1201, Mt. Juliet, TN 37122.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, all of Grantor's interest in the real property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to (1) real estate taxes not yet due and payable; (2) zoning and other laws, ordinances, and regulations; and (3) those matters set forth in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interests thereto, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor does further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural the singular.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

CHAMPION CAR WASH, LLC,
a Tennessee limited liability company

By: _____
John T. Jones, Manager

STATE OF TENNESSEE)
) ss
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this 3rd day of May, 2022, John T. Jones personally known to me to be the Manager of Champion Car Wash, LLC, a Tennessee limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My commission expires: 05/05/2025

_____
Notary Public

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Exhibit "A" to Deed – Legal Description

BEING LAND IN THE 32ND COUNCIL DISTRICT OF DAVIDSON COUNTY, PARCEL 203.00 OF PROPERTY MAP 163, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE WEST MARGIN OF CANE RIDGE ROAD (80' R.O.W.), SAID ROD REPRESENTING THE SOUTHEAST CORNER OF LOT 3 ON THE PLAN OF CLOVERLEAF ESTATES, SECTION 3, AS OF RECORD IN PLAT BOOK 4460, PAGE 112, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE NORTHEAST COMER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING SAID WEST MARGIN SOUTH 03 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 175.83 FEET TO AN IRON ROD FOUND; THENCE, FOLLOWING A CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 48 DEGREES 08 MINUTES 51 SECOT1DS WEST, 35.36 FEET TO AN IRON ROD FOUND ON THE NORTH MARGIN OF CANEWOOD DRIVE (50' R.O.W.);

THENCE, CONTINUING WITH SAID NORTH MARGIN AND A CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 33 SECONDS, A RADIUS OF 1753.60 FEET, AN ARC LENGTH OF 115.05 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 84 DEGREES 58 MINUTES 24 SECONDS WEST, 115.03 FEET TO AN IRON ROD FOUND;

THENCE, NORTH 83 DEGREES 04 MINUTES 45 SECONDS A DISTANCE OF 90.17 FEET TO AN IRON ROD SET ON THE EAST BOUNDARY OF PROPERTY CONVEYED TO ESS PRISA, LLC AS OF RECORD IN INSTRUMENT NUMBER QC 20050727-0087463 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID ROD REPRESENTING THE SOUTHWEST COMER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING SAID EAST BOUNDARY NORTH 03 DEGREES 08 MINUTES 45 SECONDS EAST A DISTANCE OF 195.94 FEET TO AN IRON ROD SET REPRESENTING THE SOUTHWEST COMER OF THE AFOREMENTIONED SHREE SITARUM, LLC PROPERTY AND THE NORTHWEST COMER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, FOLLOWING THE SOUTH BOUNDARY LINE OF SHREE SITARUM, LLC SOUTH 85 DEGREES 39 MINUTES 09 SECONDS EAST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,849 SQUARE FEET (1.05 ACRES).

According to a survey by Q. Scott Pulliam, TNRLS #2346, dated 3-5-2022.

THE ABOVE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cloverleaf Estates, Section 3, of record in Book 4460, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

TRACT TWO:

Land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument at the southwesterly corner of Lot 3 of Cloverleaf Estates, Section 3, of record in Book 4460, Page 112, Register's Office for said County; thence, North 86 degrees 44 minutes 30 seconds West, a distance of 90.17 feet to an iron pin; thence, North 0 degrees 31 minutes West, a distance of 195.89 feet to an iron pin at the southwest corner of Lot 1 of Cloverleaf Estates, Section 1, of record in Book 3700, Page 99 , Register's Office for said County, thence, along the southerly boundary of said Lot 1, Cloverleaf Estates, Section 1, South 89 degrees 19 minutes East, a distance of 90.0 feet to a concrete monument at the northwesterly corner of said Lot 3, Cloverleaf Estates, Section 3; thence, along the westerly boundary of said Lot 3, Cloverleaf Estates, Section 3, South 0 degrees 31 minutes East, a distance of 199.9 feet to the point of beginning.

Being the same property conveyed to Champion Car Wash, LLC, a Tennessee limited liability company, from Pro H2O Auto Wash, LLC, a Tennessee limited liability company, by Warranty Deed recorded on May 8, 2015, in Instrument No. 20150508-0042256, Register's Office for Davidson County, Tennessee.

Common Address: 5307 Cane Ridge Road, Antioch, TN 37221

Exhibit "B" to Deed – Permitted Exceptions

1. Any minerals or mineral rights leased, granted or retained by prior owners.

2. All matters appearing on the Plan of record in Book 4460, Page 112, Register's Office for Davidson County, Tennessee.

3. All matters appearing on a survey by Q. Scott Pulliam, TN RLS #2346, dated March 5, 2022, as amended.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,127,938.00.

Affiant

Subscribed and sworn to before me this 3rd day of May 2022.

Notary Public
My Commission Expires 5/7/2024

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT FOR RECORDING

I, Lemica Carter (print name), do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 5, 2022 (date of document).

Signature of above

May 5, 2022

Date

State of Georgia

County of DeKalb

Sworn to and subscribed before me this 5th day of May, 2022.

Notary

MY COMMISSION EXPIRES:

LISA C BROWN
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 15, 2022
COBB COUNTY, GEORGIA

LISA C BROWN
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 15, 2022
COBB COUNTY, GEORGIA