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# 876911 DEEDWARRSP
06/23/2022 03:16:30 PM 7 pgs
Fees: $38.00 Taxes: $13,505.00
20220623-0072033

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:
142 00 0 235.00

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $3,650,000.00.

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.

Exhibit "A" to Deed – Legal Description

PROPERTY IS SHOWN AS PARCEL 235.00 ON DAVIDSON COUNTY PROPERTY MAP 142-00 AND LOT 10 ON THE PLAN OF BELLEVUE CENTER - SECTION 4 AS OF RECORD IN PLAT BOOK 6200, PAGE 581, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTH MARGIN OF U.S. HIGHWAY 70 S (R.OW. VARIES), SAID ROD BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO VALVOLINE, LLC AS OF RECORD IN INSTRUMENT NUMBER 20160818-0086255, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING SAID NORTH MARGIN AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 140.00 FEET, A RADIUS OF 2775.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 53 MINUTES 26 SECONDS, A CHORD BEARING OF SOUTH 87 DEGREES 27 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 139.99 FEET TO AN IRON ROD SET ON THE EAST BOUNDARY OF PROPERTY CONVEYED TO BELLEVUE CARWASH, GP AS OF RECORD IN INSTRUMENT NUMBER 20180329-0029481, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING SAID EAST BOUNDARY NORTH 01 DEGREE 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 184.52 FEET TO A P.K. NAIL FOUND ON THE SOUTH BOUNDARY OF PROPERTY CONVEYED TO THE HILLS FELLOWSHIP AS OF RECORD IN INSTRUMENT NUMBER 20180301-0019512, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING SAID SOUTH BOUNDARY NORTH 88 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID VALVOLINE, LLC PROPERTY;

THENCE, FOLLOWING THE WEST BOUNDARY OF VALVOLINE, LLC PROPERTY SOUTH 04 DEGREES 15 MINUTES 33 SECONDS EAST, A DISTANCE OF 181.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,760 SQUARE FEET / 0.57 ACRES.

BEING THE SAME PROPERTY CONVEYED TO CHAMPION CARWASH, LLC AS OF RECORD IN INSTRUMENT NUMBER 20071011-0121218, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

According to a survey by Q. Scott Pulliam, TNRLS #2346, dated 2-3-2022.

THE ABOVE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of Bellevue Center – Section 4 of record in Plat Book 6200, page 581, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Champion Car Wash, LLC, from NCW-National Car Wash, LLC, by a Special Warranty Deed recorded on October 11, 2017, in Instrument No. 20071011 0121218, as corrected by a Deed of Correction recorded on February 21, 2017, in Instrument No. 20170221-0017044, both in the Register's Office for Davidson County, Tennessee.

Common Address: 7128 Highway 70 South, Nashville, TN 37221

202206230072033

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 Plat Book 6200, Page 581, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5205, Page 123, said Register's Office.

4. Right of Way Deed for Highway Purpose of record in Book 5022, Page 488, said Register's Office.

5. Perpetual Non-Exclusive Ingress and Egress Easement of record in Book 5205, Page 114, said Register's Office.

6. Non-Exclusive Easement for Ingress and Egress purposes on proposed roadway and 24 foot Joint Access Roadway of record in Book 5205, Page 116 as re-recorded of record in Book 5216, Page 759, said Register's Office.

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

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 COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 15, 2022

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