Karen Johnson Davidson County
Batch# 876919 DEEDWARR
06/23/2022 03:21:30 PM 7 pgs
Fees: $38.00 Taxes: $7,030.00
20220623-0072041

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

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:
103 01 0 138.00

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 $1,900,000.00.

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 138.00 ON DAVIDSON COUNTY PROPERTY MAP 103-01 AND PARCEL "C" ON THE PLAN OF RE-SUBDIVISION OF THE COMMERCIAL TRACT NO. 2 OF THE GRINNELL TRACTS, AS OF RECORD IN THE REGISTER'S OFFICE OF, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE SOUTH MARGIN OF CHARLOTTE PIKE (70' R.O.W.), SAID ROD BEING APPROXIMATELY 5 FEET SOUTH OF THE NORTHWEST CORNER OF PROPERTY CONVEYED TO AUTOZONE INC. AS OF RECORD IN DEED BOOK 9846, PAGE 890, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING THE WEST BOUNDARY OF SAID AUTOZONE INC. PROPERTY SOUTH 28 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 202.86 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO CHAMPION CARWASH, LLC AS OF RECORD IN INSTRUMENT NUMBER 20170731 0077551, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE FOLLOWING THE NORTH BOUNDARY OF SAID CHAMPION CARWASH, LLC PROPERTY SOUTH 44 DEGREES 58 MINUTES 22 SECONDS WEST, A DISTANCE OF 67.89 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO J.D.P. PROPERTIES AS OF RECORD IN INSTRUMENT NUMBER 20090803 0072410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING THE EAST BOUNDARY OF SAID J.D.P. PROPERTIES PROPERTY NORTH 37 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 196.60 FEET TO AN IRON ROD SET ON THE SOUTH MARGIN OF CHARLOTTE PIKE;

THENCE, FOLLOWING SAID SOUTH MARGIN NORTH 45 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 99.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,340 SQUARE FEET (0.38 ACRES).

According to a survey by Q. Scott Pulliam, TNRLS #2346, dated 4-5-2022.

THE ABOVE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being the Reserved Parcel A/K/A Parcel "C" on the Plan of the Re-Subdivision of the Commercial Tract No. 2 of The Grinnell Tracts of record in Plat Book 3842, page 266 and as amended by a Waiver of Restriction in Book 4453, page 413, Register's Office for Davidson County, Tennessee, as follows:

Beginning at an iron pin on the southeasterly right of way of Charlotte Pike, said iron pin being 619 feet northeastwardly from the extension of the center line of American Road; thence North 43 degrees 40 minutes East 100.50 feet to a concrete monument, being on the line between the subject parcel and the property of Matt H. Dobson, III; thence with said property line South 30 degrees 16 minutes East, 208.13 feet to a concrete monument; thence South 43 degrees 40 minutes West 67.89 feet to an iron pin; thence North 39 degrees 13 minutes West, 201. 57 feet to an iron pin, the point of beginning.

INCLUDED BUT EXCLUDED IN THE ABOVE PROPERTY is a portion of property conveyed to The

Metropolitan Government of Nashville and Davidson County, Tennessee as a Right-of-Way of record in Instrument No. 20190123-0006690, Register's Office for Davidson County, Tennessee, as follows:

This dedication being a strip of land Five (5) feet in width, parallel and adjacent to the existing right-of way of Street, and along the entire frontage of said property, approximately One Hundred Feet 5 Inches (100.5 feet) in length.

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: 6303 Charlotte Pike, Nashville, TN 37209

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 3842, Page 266 as amended in Book 4453, Page 413, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Instrument No. 20000330-0031898, said Register's Office.

4. Waiver of Restrictions of record in Book 4453, Page 413, said Register's Office.

5. Agreement for Dedication of Public Right of Way to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20190123-0006690, said Register's Office.

6. All matters appearing on a survey by Q. Scott Pulliam, TN RLS #2346, dated April 5, 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