THIS INSTRUMENT PREPARED BY:
FLANAGAN & ASSOCIATES, L.L.C.
7611 STATE LINE ROAD, SUITE 303
KANSAS CITY, MO 64114

Karen Johnson Davidson County
Batch# 1185184 DEEDWARR
09/24/2024 07:26:30 AM 5 pgs
Fees: $28.00 Taxes: $8,602.50
20240924-0073807

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S):
436 MURFREESBORO TRUST AND ALLEN IP GP 873 STEAM PLANT ROAD BLDG 100 GALLATIN, TN 37066	SAME AS NEW OWNER(S)	106-01-0-063.00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tutera TN Car Wash (Murfreesboro Pike), L.L.C.**, a Missouri limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys, to (i) **Allison Duke Budslick, Trustee of the 436 Murfreesboro Trust dated September 13, 2024**, as to a fifty percent (50%) undivided interest, as tenant in common, and (ii) **Allen IP GP**, a Tennessee general partnership, as to a fifty percent (50%) undivided interest, as tenant in common (collectively, the "**Grantees**"), and their successors and assigns, that certain real property in Davidson County, Tennessee, described on **Exhibit A**, attached hereto and incorporated herein (the "**Property**").

This is improved property known as 436 Murfreesboro Pike, Nashville, Tennessee.

This conveyance is made and accepted subject to the encumbrances listed on **Exhibit B** attached hereto (collectively the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and Grantor does hereby warrant to forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other, subject, however, to the Permitted Encumbrances.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Warranty Deed effective as of the 23rd day of September, 2024.

GRANTOR:

Tutera TN Car Wash (Murfreesboro Pike), L.L.C., a Missouri limited liability company

By: _____
Dominic F. Tutera, Manager

STATE OF MISSOURI
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and county aforesaid, Dominic F. Tutera, Manager, with whom I am personally acquainted, and who acknowledged that he is the Manager of Tutera TN Car Wash (Murfreesboro Pike), L.L.C., a Missouri limited liability company, the within named Grantor, and being duly authorized, executed the within instrument on behalf of said company, for the purposes therein contained.

WITNESS my hand, at office, this 16 day of September, 2024.

JENAE WILLIAMS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 11/16/2026
Commission # 22360945

_____
Notary Public

My Commission Expires: 11/16/26

STATE OF MISSOURI
COUNTY OF JACKSON

The actual consideration for this transfer or value of property transferred (whichever is greater) is **$2,325,000.00**.

_____
Affiant

Sworn to and subscribed before me this 16 day of September, 2024.

_____
Notary Public

JENAE WILLIAMS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 11/16/2026
Commission # 22360945

My Commission Expires: 11/16/26

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Certain real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the plan of North Rama Subdivision, as of record in Book 9700, Page 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description;

And the Southern half of the adjacent 16' alleyway closed by Metro Ordinance of record in 098-1402.

Being the same property conveyed to David R. Smith, Trustee of the David R. Smith Revocable Living Trust dated September 20, 2004, by Warranty Deed from Rama Corporation, of record in Instrument No. 20041004-0119384 in the Register's Office of Davidson County, Tennessee, dated October 1, 2004, and recorded on October 4, 2004.

Being the same property conveyed to Tutera TN Car Wash (Murfreesboro Pike), LLC, a Missouri limited liability company, by Special Warranty Deed from David R. Smith, Trustee of the David R. Smith Revocable Living Trust dated September 20, 2004, of record in Instrument No. 20220111-0003759 in the Register's Office of Davidson County, Tennessee, dated December 30, 2021, and recorded on January 11, 2022.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

3. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

4. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann §67-5-603, et seq.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH RAMA, as recorded in Plat Book 9700, Page(s) 479.

   All of the recording information contained herein refers to the Public Records of Davidson County, Tennessee, unless otherwise indicated. Any reference herein to an Instrument Number, and/or Book and Page is a reference to the Official Record Books in the Register's Office of said county, unless indicated to the contrary.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, do hereby make oath that I am a licensed attorney and/or 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 September 16, 2024.

Signature
Date: September 23, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of September, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025