WARRANTY DEED

J-SC-24-1672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1202754 DEEDWARR
11/07/2024 02:31:42 PM 2 pgs
Fees: $13.00 Taxes: $4,273.50

20241107-0086980

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Legacy Car Wash 5 LLC	**Same as New Owner**	
(NAME)	(NAME)	**148-07-0-182.00**
4121 Lebanon Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KANYON CASHION, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGACY CAR WASH 5 LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LEGACY CAR WASH 2 LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LEGACY CAR WASH 3 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Amended and Final Section Two, Antioch Commercial PUD of record in Plat Book 6250, Page 245, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Included in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Government of Nashville Davidson County, Tennessee by Deed of record in Book 8308, Page 854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kanyon Cashion by Special Warranty Deed from H & T Associates LLC, a Tennessee limited liability company, of record in Instrument No. 20221227-0132606, Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 27, 2022, as corrected by Scrivener's Affidavit recorded in Instrument No. 20230320-0020099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 245, Register's Office for Davidson County, Tennessee.
- Declaration of Abandonment of record in Instrument Number 20001208-0121069, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Book 7753, Page 209, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Instrument Number 20001130-0117297, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8308, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easements for the construction, maintenance and operation of a system of sewerage of record in Book 3404, Page 519, in the Register's Office for Davidson County, Tennessee.
- Easement for the purpose of an access road and a 20' sewer line easement to the First Surburban Water Utility District of Davidson County, Tennessee of record in Book 3615, Page 194, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and/or storm drainage easements of record in Book 5211, Page 369, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Book 6450, Page 100, in the Register's Office for Davidson County,

Tennessee.

- The rights of upper and lower riparian owners in and to the use of the waters of Mill Creek located on the premises and the natural and unobstructed flow thereof.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **1672 Antioch Pike, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 5 DAY OF NOVEMBER, 2024.

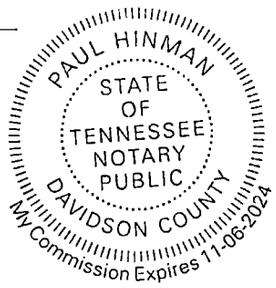
Kanyon Cashion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KANYON CASHION, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212