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THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Quarles & Brady LLP
One Renaissance Square
Two North Central Ave., Ste 600
Phoenix, Arizona 85004-2391
Attn: Eric G. Wanner, Esq.

Karen Johnson Davidson County
Batch# 1222820 DEEDWARRSP
01/02/2025 02:08:30 PM 6 pgs
Fees: $33.00 Taxes: $7,862.50
20250102-0000301

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL
Club Car Wash Nashville Lebanon Pike, LLC 1591 East Prathersville Rd., Columbia, Missouri 65202 Attn: Roland Bartels	Grantee/Owner	085 00 0 089.00 085 00 0 090.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DRIVEN BRANDS, INC., a Delaware corporation (hereinafter the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto CLUB CAR WASH NASHVILLE LEBANON PIKE LLC, a Delaware limited liability company (hereinafter the "**Grantee**"), its successors and assigns, that certain tract or parcel of land located at 3131 Lebanon Pike, Nashville, Tennessee 37214 and 2205 Jackson Downs Boulevard, Nashville, Tennessee 37214, and being more particularly described on Exhibit A attached hereto.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever, AND Grantor covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the same is unencumbered, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 5th of December, 2024.

GRANTOR:

DRIVEN BRANDS, INC.,
a Delaware corporation

By: _____
Name: Anthony Winchester
Title: Vice President – Legal, Real Estate

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anthony Winchester, the Vice President – Legal, Real Estate of Driven Brands, Inc., a Delaware corporation the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Anthony Winchester, as such member.

Witness my hand and official seal this 5TH day of DEC., 2024.

My Commission Expires:

_____

_____
Notary Public

CRYSTAL M. CAMPBELL
NOTARY PUBLIC
Mecklenburg County, North Carolina
Commission Number 19970450071
My Commission Expires January 6, 2028

STATE OF MISSOURI)
)
COUNTY OF BOONE)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,125,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me,
this 17th day of December, 2024.

Notary Public
My Commission Expires: 8.20.28

RICHARD BERLINER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 20, 2028
LINCOLN COUNTY
COMMISSION #12623158

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 3 as shown on the First Revision, Tract 3, Jackson Downs of record in Plat Book 8250, Page 296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 4 as shown on the First Revision, Jackson Downs of record in Plat Book 8250, Page 296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Driven Brands, Inc., a Delaware limited liability company by deed dated October 2, 2024 and of record in Instrument No. 20241004-0077132, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2024 and subsequent years.

2. All matters shown on Plat of record in Plat Book 8250, Page 296, as affected by Modification of Special Warranty Deed and Plat of record in Book 10175, Page 893, in the Register's Office for Davidson County, Tennessee.

3. All matters and restrictions set forth in Special Warranty Deed of record in Book 9380, Page 555; Special Warranty Deed of record in Book 10175, Page 889; and Modification of Special Warranty Deed of record in Book 10175, page 893, in the Register's Office for Davidson County, Tennessee.

4. All matters set forth in Grant of Anchor Easement of record in Book 8129, Page 905, in the Register's Office for Davidson County, Tennessee.

5. All matters set forth in Overhead Line Easement of record in Book 5848, Page 105, Register's Office for Davidson County, Tennessee.

6. All matters set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4819, Page 866, in the Register's Office for Davidson County, Tennessee.

7. All matters set forth in Declaration of Restrictive Covenants of record in Instrument No. 20230519-0037728, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/17/2024 (date of document).

Affiant Signature

01/02/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 02 day of January, 2025.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY