Karen Johnson Davidson County
Batch# 1245943 DEEDQC
03/11/2025 03:44:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250311-0018523

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

Name of Owner/Txpayer: and Send Tax Bills to:
Club Car Wash Nashville Lebanon Pike, LLC
1591 East Prathersville Rd.,
Columbia, Missouri 65202
Attn: Roland Bartels

MAP PARCEL

085 00 0 089.00

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Quitclaim Deed") is made as of March 7, 2025, by CLUB CAR WASH NASHVILLE LEBANON PIKE, LLC, a Delaware limited liability company ("Grantor"), in favor of CLUB CAR WASH NASHVILLE LEBANON PIKE, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaims, grants and conveys to Grantee all of Grantor's right, title and interest to that real property located in Davidson County, Tennessee, which is legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all of Grantor's right, title, interests in the privileges and easements appurtenant thereto and all improvements and fixtures now or hereafter thereon.

SUBJECT TO: current taxes and assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

The recording of this document is intended to effect a tax parcel combination of multiple Davidson County Assessor Parcels.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 5th of March, 2025.

GRANTOR:

CLUB CAR WASH NASHVILLE LEBANON PIKE LLC,
a Delaware limited liability company

By: _____

Roland Bartels, Executive Chairman

By: _____

Carl Hauch, Chief Executive Officer

By: _____

Collin Bartels, President

STATE OF Missouri)
) SS.
COUNTY OF Boone)

On this 5th day of March in the year 2025, before me, a Notary Public in and for said state, personally appeared Roland Bartels, Executive Chairman of Club Car Wash Nashville Lebanon Pike, LLC, a Delaware limited liability company known to me to be the person who executed this instrument on behalf of said limited liability company and acknowledged to me that she/he executed the same for the purposes stated herein.

Notary Public
My Commission Expires 12.12.26

Tiffany Boyd
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: 12/12/2026
ID. #22587451

STATE OF Missouri)
) SS.
COUNTY OF Boone)

On this 5th day of March in the year 2025, before me, a Notary Public in and for said state, personally appeared Carl Hauch, Chief Executive Officer of Club Car Wash Nashville Lebanon Pike, LLC, a Delaware limited liability company known to me to be the person who executed this instrument on behalf of said limited liability company and acknowledged to me that she/he executed the same for the purposes stated herein.

Notary Public
My Commission Expires 12.12.26

Tiffany Boyd
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: 12/12/2026
ID. #22587451

STATE OF Missouri)
) SS.
COUNTY OF Boone)

On this 5th day of March in the year 2025, before me, a Notary Public in and for said state, personally appeared Collin Bartels, President of Club Car Wash Nashville Lebanon Pike, LLC, a Delaware limited liability company known to me to be the person who executed this instrument on behalf of said limited liability company and acknowledged to me that she/he executed the same for the purposes stated herein.

Notary Public
My Commission Expires 12.12.26

Tiffany Boyd
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires: 12/12/2026
ID. #22587451

STATE OF Arizona}
COUNTY OF Maricopa}

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 7th day of March, 2023.

Notary Public

My Commission Expires: 9·30·2025

ERIN LEATHAM
Notary Public - Arizona
Maricopa Co. / #614103
Expires 09/30/2025

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 Club Car Wash Lebanon Pike, LLC, a Delaware limited liability company by deed dated December 5, 2024, and of record in Instrument No. 20250102-0000301, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 03/07/2025 (date of document).

Affiant Signature

03/11/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of March, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON