Karen Johnson Davidson County
Batch# 1256075 DEEDWARRSP
04/03/2025 02:49:30 PM 6 pgs
Fees: $33.00 Taxes: $19,610.00
20250403-0025507

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: Jerry Morgan, Esq.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL
Club Car Wash Hwy 70 Nashville, LLC 1591 East Prathersville Rd., Columbia, Missouri 65202 Attn: Roland Bartels	Grantee/Owner	142 00 0 236.00

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, BELLEVUE CAR WASH GP, a Tennessee general partnership (hereinafter the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto CLUB CAR WASH HWY 70 NASHVILLE, LLC, a Delaware limited liability company (hereinafter the "**Grantee**"), its successors and assigns, that certain tract or parcel of land located at 7134 Hwy 70 South, Nashville, Tennessee, 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]

1162049

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 27 of March, 2025.

GRANTOR:

BELLEVUE CAR WASH, GP,
a Tennessee general partnership
BY: WME Bellevue, LLC, a Wyoming limited liability company, as General Partner

By: _____
Name ERIC LOWMAN PRESIDENT WME BELLEVUE LLC
Title: PRESIDENT / MANAGING PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric Lowman, the president of Bellevue Car Wash GP, a Tennessee general partnership, 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 Eric Lowman, as such _____.

Witness my hand and official seal this 27 day of March, 2025.

My Commission Expires:
03/08/2028

_____
Notary Public

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

STATE OF ~~MISSOURI~~ FL)
)
COUNTY OF ~~BOONE~~ LEE)

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 $5,300,000 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 28th day of March, 2025.

Notary Public
My Commission Expires: 11-6-2027

CHAND SWROOP KALIA
NOTARY PUBLIC
MY COMMISSION
EXPIRES 11-6-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 448639

(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT 11 ON THE PLAN OF BELLEVUE CENTER, SECTION 3, A RESUBDIVISION OF LOT 2 AND RESERVED PARCEL "A" AS OF RECORD IN BOOK 5200, PAGE 150, 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 BELLEVUE CAR WASH GP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM P & M INVESTMENT COMPANY, LLC, OF RECORD IN INSTRUMENT NO. 201803290029481, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESEE.

EXHIBIT "B"

Permitted Exceptions

1. All matters shown on plat(s) of record in Book 5200, Page 103; and Book 5200, Page 150, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Easement, by and between Martin Theatres of Georgia, Inc., a Georgia Corporation and Harry Rowland, Trustee, his successors and assigns, of record in Book 5205, Page 114, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Easement, by and between Belle Forest Properties, Harry M. Rowland, Trustee, a Tennessee partnership and Martin Theatres of Georgia, Inc., a Georgia corporation, of record in Book 5205, Page 116, as re-recorded in Book 5216, Page 759, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Restrictive Covenant, by and between Harry M. Rowland, Trustee and Martin Theatres of Georgia, Inc., a Georgia corporation, of record in Book 5205, Page 123, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between P & M Investment Company, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201803260027992, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Paige Williams, 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 3/27/2025 (date of document).

Paige Williams
Affiant Signature

April 2nd, 2025
Date

State of AZ

County of Maricopa

Sworn to and subscribed before me this 2 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: Nov. 20, 2025

NOTARY'S SEAL

AMANDA HERNANDEZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 616999
Expires November 20, 2025