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# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch # 1290790 DEEDWARRSP
06/27/2025 10 39 14 AM 3 pgs
Fees $18 00 Taxes $4,440 00

20250627-0050803

File #2024-0499

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00.

Jenny L Wilson
Affiant

Subscribed and sworn to before me on June 25, 2025.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 12/17/2028

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY &
RETURNABLE TO (AFTER RECORDATION):
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILL(S) TO: | MAP – PARCEL #: |
|---|---|---|
| JayHawk Partners, G.P.<br>501 Metroplex Drive,<br>Suite 112<br>Nashville, TN 37211 | New Owner | 042-16-0-096.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KERA J. LENARD, TRUSTEE OF THE MADISON CAR WASH PROPERTY TRUST, U/A DATED JANUARY 1, 2020**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAYHAWK PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Matters shown on the Plan of record in Book 547, page 44, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3340, page 310, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, page 40, said Register's Office.

This is Improved property known as 222 S Gallatin Pike, Madison, TN 37115.

**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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons of all persons claiming by, through, or under said GRANTOR, but not otherwise.

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 hand on June 25, 2025.

**Grantor:**

**Madison Car Wash Property Trust,**
**u/a dated January 1, 2020**

**By:** Kera J. Lenard
**Name: Kera J. Lenard**
**Title: Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kera J. Lenard, Trustee of the Madison Car Wash Property Trust, u/a dated January 1, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2025.

Notary Public

My Commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled Douglas-Levine Subdivision, of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 34 fronts 100 feet on the westerly side of Gallatin Pike and runs back between parallel lines 365 feet to a dead line.

Being the same property conveyed to MADISON CAR WASH PROPERTIES, LLC, by deed from ROBERT J. LENARD, of record as Instrument No. 20010108-0002414, dated January 4, 2001, said Register's Office. For further reference, see Quitclaim Deed of record as Instrument No. 20191231-0135172, said Register's Office.

ROBERT J. LENARD, JR., THE REMAINING MEMBER AND ONE HUNDRED PERCENT (100%) OWNER OF MADISON CAR WASH PROPERTIES, LLC, conveyed said property to MADISON CAR WASH PROPERTY TRUST, U/A DATED JANUARY 1, 2020, KERA J. LENARD, TRUSTEE, by Quitclaim Deed of record as Instrument No. 20200103-0000955, dated January 1, 2020, said Register's Office.