Karen Johnson Davidson County
Batch# 1303599 DEEDQC
07/30/2025 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250730-0060215

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2025.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/17/2028
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JayHawk Partners, G.P.	**NEW OWNER**	042-16-0-096.00
(NAME) **501 Metroplex Drive, Suite 112**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, 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**, herein after called "**GRANTOR**", has bargained and sold, and by these presents do transfer and convey its undivided interests to **JAYHAWK PARTNERS, G.P.**, a Tennessee general partnership, hereinafter called "Grantee," its successors and assigns, one hundred percent (100%) of Grantor's interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

BEING A CERTAIN TRACT OF LAND LOCATED ON THE WEST SIDE OF GALLATIN PIKE AT THE ADDRESS OF 222 GALLATIN PIKE IN THE NINTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING IDENTIFIED ON METROPOLITAN NASHVILLE PROPERTY MAP 42-16 AS PARCEL 96 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH NO CAP, SAID ROD BEING LOCATED IN THE WEST RIGHT OF WAY OF GALLATIN PIKE, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND A CORNER TO BFS RETAIL COMMERCIAL OPERATIONS, LLC OF RECORD IN INSTRUMENT NO. QC-20020219-0020967 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.);

THENCE, LEAVING SAID RIGHT OF WAY ALONG LINE OF BFS RETAIL COMMERCIAL OPERATIONS, LLC AND THEN HOLLOWAY INVESTMENTS, LLC OF RECORD IN

INSTRUMENT NO. DB-20241200-0099075, R.O.D.C.T. NORTH 73 DEGREES 24 MINUTES 21 SECONDS WEST, 361.59 FEET TO AN IRON ROD (OLD) WITH NO CAP, SAID ROD BEING IN THE LINE OF STEVE & LESLIE MITCHELL OF RECORD IN INSTRUMENT NO. DB-20210421-0053457, R.O.D.C.T.;

THENCE, WITH THE LINE OF MITCHELL NORTH 14 DEGREES 24 MINUTES 06 SECONDS EAST, 99.46 FEET TO AN IRON ROD (OLD) WITH CAP "DELLE", SAID ROD BEING A CORNER TO BOBBY JOE SMITH OF RECORD IN INSTRUMENT NO. DB-20210204-0153303, R.O.D.C.T.;

THENCE, WITH THE LINE OF MITCHELL SOUTH 73 DEGREES 22 MINUTES 44 SECONDS EAST, 364.90 FEET TO AN IRON PIPE (OLD) WITH NO CAP, SAID PIPE BEING IN THE WEST RIGHT OF WAY OF THE AFOREMENTIONED GALLATIN PIKE;

THENCE, WITH SAID RIGHT OF WAY OF GALLATIN PIKE SOUTH 16 DEGREES 18 MINUTES 41 SECONDS WEST, 99.22 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.83 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED MAY 29, 2025, BY JACKIE L. DILLEHAY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1417 WHOSE ADDRESS IS DILLEHAY LAND CONSULTANTS, 776 MCMURRY BLVD. EAST, HARTSVILLE, TN 37074.

BEING THE SAME PROPERTY CONVEYED TO JAYHAWK PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, BY SPECIAL WARRANTY DEED FROM KERA J. LENARD, TRUSTEE OF THE MADISON CAR WASH PROPERTY TRUST, U/A DATED JANUARY 1, 2020, OF RECORD IN INSTRUMENT NO. 20250627-0050803, in the Register's Office for Davidson County, Tennessee.

BEARINGS CONTAINED HEREIN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, REFERENCED TO NAD 83 (2011) EPOCH 2010, GEOID 18.

This is ☐ unimproved
☒ improved property, known as **222 S Gallatin Pike. Madison, TN 37115**

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 this 22nd day of July, 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 22nd day of July, 2025.

Notary Public

My Commission expires: 12/17/2028



Certificate of Authenticity

I, Riley Herrick, 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 July 30, 2025.

Affiant Signature

07/30/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT