Karen Johnson
Batch # 1455780
08/05/2026 09:50:39 AM
Fees: $28.00 Taxes: $6,290.00
Davidson County
DEEDWARRSP
5 pgs
20260805-0071918

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
Capitol View Building
500 11th Ave N, Ste 600
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Legacy Car Wash 6 LLC		97.13.037
1032 Sparta Pk Lebanon, TN 37087	Same address	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **H & T Associates LLC**, a Tennessee limited liability ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Legacy Car Wash 6 LLC** ("Grantee"), certain real estate located in Davidson County, Tennessee as follows: a Tennessee Limited Liability Company

Lot No. 1 on the Final Plat Plan of Section 1, on the Final Plat of Section 7Lot #1 Larchwood Commercial Subdivision of record in Book 8250, page 226 Register's Office for Davidson County, TN.

Included in the above description but specifically excluded therefore is that portion of said property conveyed to the Metropolitan Government of Nashville Davidson County, TN by deed of record in Book 8308, page 854 said Register's Office.

Being Tract 2 on the Deed to the Grantor of record as Instrument No. 20160331-0030741 RODCT.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LB-LCW6-26-3258

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $1,700,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 3 *day of* Nov, *2026.*

Notary Public _____

My commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

(Affix Seal)

This is improved property, known as 3258 Blackwood Dr., Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular appurtenances, estate, title and interest of the Grantor of GRANTEE forever in FEE SIMPLE.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to said land; that said land is free and clear of all liens, encumbrances, except as disclosed on **Exhibit "A"** (the "Permitted Exceptions"); that GRANTOR has the lawful right and power to convey same to GRANTEE; and that GRANTOR will warrant and forever defend the right and title to said land unto GRANTEE, GRANTEE's successors and/or assigns, against the claims of all persons claiming by, through or under the Grantor but not further or otherwise.

(Signatures begin on Following Page)

Witness our hands this 27th day of July, 2026.

Grantor:

H & T Associates LLC, a Tennessee limited ~~Partnership~~ Liability Company

L & E Investments, LLC, Managing Member

By: _____
R. Edward Hutton, Jr.
Its: ~~Partner~~ Managing Member REH

T-Squared Partnership, Managing Member

By: Waymon R. Tipton Revocable Trust dated June 1, 1990, Partner

By: _____ TRUSTEE
Waymon Tipton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **R. Edward Hutton, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **L & E Investments LLC** the within named bargainor, a Tennessee limited liability company, and that he as Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of July, 2026.

_____
Notary Public

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

My Commission Expires: 3-8-28

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Waymon Tipton, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Waymon R. Tipton Revocable Trust dated June 1, 1990, a Partner of T-Squared Partnership, Managing Member of the within named bargainor, a Tennessee partnership, and that he as Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such Trustee of the Partner of the Managing Member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of July, 2026.

Erica Ellis
Notary Public

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

My Commission Expires: 3.8.28

Exhibit "A"
Exceptions to Title

1. Taxes for 2026 which have been prorated between Grantor and Grantee.

2. Matters shown on the Plan of record in Plat Book 6900, Page 875, said Register's Office.

3. Easements reserved in Deed of record in Book 9101, Page 302, said Register's Office.

4. Right of Way and Common Access Easement of record in Book 8308, Page 854, said Register's Office

5. Cross-Access Easement of record in Book 7809, page 502, said Register's Office.

6. Easement and Grant of Right of Way of record in Book 8454, Page 839, said Register's Office.

7. Easement of record in Book 9081, page 368 said Register's Office.