Karen Johnson Davidson County
Batch# 1053771 DEEDWARR
09/25/2023 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $20,627.50
20230925-0075168

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37809-07-2023	The actual consideration or value, whichever is greater, for this transfer is: $5,575,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Larry Keele, Trustee 5845 Old Highway 96 Franklin, TN 37064	Larry Keele, Trustee 316 Whitworth Way Nashville, TN 37205	Map and Parcel No.: 14405001500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Victor Giovanetti and Kathy Giovanetti, husband and wife, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Larry Keele, as Trustee of the Leiyan Keele 2021 Trust u/a/d March 12, 2021 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1416 Chickering Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of September, 2023.

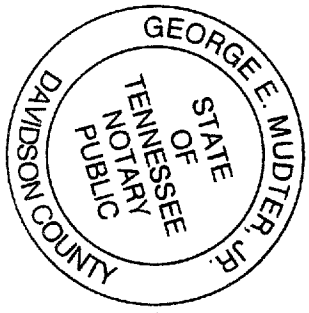
Victor Giovanetti by Kathy Giovanetti, his attorney-in-fact

Kathy Giovanetti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Giovanetti, 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, and who further acknowledged that she is the Attorney-in-Fact for Victor Giovanetti, and she is authorized by Victor Giovanetti to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of September, 2023.



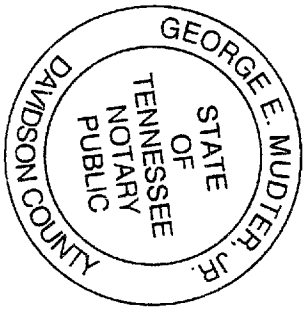
Notary Public

My Commission Expires: 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy Giovanetti, 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 September, 2023.



Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

A tract of land in the 7th formerly the 11th, Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a concrete monument found in the Southern margin of Chickering Road also being the Northeastern most corner of this herein described tract of land; thence leaving said right-of-way S 16 degrees 47' 42" E 573.61' to an iron pin found; thence S 04 degrees 53' 03" W 1,220.58' to a concrete monument found; thence N 83 degrees 05' 22" W 137.20' to a concrete monument found; thence N 03 degrees 18' 20" W 869.82' to an iron pin set; thence N 02 degrees 30' 55" W 250.19' to an iron pin found; thence N 08 degrees 29' 11" W 274.85' to a concrete monument found; thence N 13 degrees 29' 52" W 269.26' to an iron pin found on the southern margin of Chickering Road; thence with the southern margin of Chickering Road for the next two calls N 68 degrees 05' 12" E 247.85' to a concrete monument found; thence N 64 degrees 27' 01" E 9.96' to the point of beginning. Containing 411,026.36 SF 9.44 acres more or less, according to a survey by Timothy Mark Donlon, RLS 2297, Donlon Land Surveying, LLC, 153B Belle Forest Circle, Nashville, TN 37221, dated October 12, 2021.

Being the same property conveyed to Victor Giovanetti and Kathy Giovanetti, husband and wife, by deed dated July 15, 2022 from King Investment Company, a Tennessee General Partnership, of record in Instrument No. 20220720-0083006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 14405001500.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5998, Page 631, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, Page 51, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/25/23 (date of document).

Affiant Signature

9/25/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

