Karen Johnson Davidson County
Batch# 1268607 DEEDWARR
05/05/2025 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20250505-0034695

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matheny Holdings, LLC	Same as new owner	104 02 1A 101.00
(NAME) 104 Forbes Lane	(NAME)	
(ADDRESS) Mount Sterling, KY 40353	(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, **Semper Tek, Inc., a Kentucky Corporation** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Matheny Holdings, LLC, a Kentucky limited liability company** (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 3127 Long Boulevard, Unit 101, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 24th day of April, 2025.

GRANTOR:

Semper Tek, Inc., a Kentucky Corporation

By: _____
Scott H. Matheny, President/Owner

COMMONWEALTH OF KENTUCKY)

COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Scott H. Matheny 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 President/Owner of Semper Tek, Inc., a Kentucky Corporation, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President/Owner of the Corporation.

WITNESS my hand, at office, this 24th day of April, 2025.

_____
Notary Public

Ann Marye Beckham, ID No. KYNP63870
Notary Public, State at Large, Kentucky
My Commission Expires on 1-1-27

My Commission Expires: 1-1-2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being all of Unit No. 101 on the plan of PARK WEST COURT, A CONDOMINIUM DEVELOPMENT as established under Master Deed of record in Instrument Number 20050714-0081900, amended in Instrument Number 20061030-0134372 and Instrument Number 20211216-0166204 with First Amendment to the By-Laws recorded in Instrument Number 20211222-0168953, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Semper Tek, Inc., by Warranty Deed from Brady Ryan Spann, married, of record in Instrument No. 20170929-0099866, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017, and recorded on September 29, 2017.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 24, 2025.

Affiant Signature

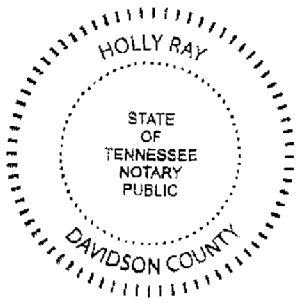
May 5, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of May, 2025.



Notary's Signature

My Commission Expires: 03/09/27