Karen Johnson Davidson County
Batch# 1313656 DEEDWARRSP
08/22/2025 10:42:30 AM 6 pgs
Fees: $33.00 Taxes: $15,170.00
20250822-0067353

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
500 11th Ave N, Suite 600
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 202.

NOTARY PUBLIC

My Commission expires: 11-3-25

LISA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
NLE, LLC	SAME	Map/Parcel
(NAME)	(NAME)	
601 Thompston Lane Nashville, TN 37204		118-12-0-058.00 and 059.00
(ADDRESS)	(ADDRESS)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned PINNACLE BANK AND CAROLYN KALIL AS SUCCESSOR CO-TRUSTEES OF THE KALIL FAMILY TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NLE, LLC, a Tennesee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land and related interests, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 601 and 605 Thompson Lane, Nashville, TN 37204.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever. The Grantor covenants with said Grantee, Grantee's successors and assigns, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. The Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or 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 our/my hand(s) this 20th day of August, 2025.

Pinnacle Bank as Successor Co-Trustee
of the Kalil Family Trust

By: _____
Its: SVP & Trust Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lesa H. Skoney, a Notary Public in and for the County and State aforesaid, personally appeared Scott Lindsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President and Trust Officer of Pinnacle Bank, the within named grantor, and that he as such Senior Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Pinnacle Bank as Successor Co-Trustee of the Kalil Family Trust by himself as Co-Trustee.

Witness my hand and official seal at office this 20th day of August, 2025.

My Commission expires:
11-3-25

_____
Notary Public

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

Carolyn Kalil as Successor Co-Trustee
of the Kalil Family Trust

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Carolyn Kalil as Successor Co-Trustee of the Kalil Family Trust**, the bargainors, 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 and official seal at office this 20th day of August, 2025.

My Commission expires:
11-3-25

Notary Public

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 64 and 65, as shown on the map entitled Sidco Subdivision, Section III, of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RAYMOND G. KALIL, by deed from EWING NICHOLSON AND WIFE, MARLENE R. NICHOLSON, of record in Book 6004, page 524, dated February 8, 1983, said Register's Office. RAYMOND G. KALIL died testate on or about February 11, 2018. Pursuant to the terms of his will of record in Case No. P9634, in the Chancery Court for Williamson County, Tennessee, ROSEMARIE C. KALIL AND CAROLYN KALIL, CO-EXECUTORS OF THE ESTATE OF RAYMOND G. KALIL conveyed said property to ROSEMARIE C. KALIL AND CAROLYN KALIL AS CO-TRUSTEES OF THE KALIL FAMILY TRUST, by quitclaim deed of record in Instrument No. 20180921-0093878, dated September 17, 2018, said Register's Office. ROSEMARIE C. KALIL AND CAROLYN KALIL AS CO-TRUSTEES OF THE KALIL FAMILY TRUST conveyed said property to PINNACLE BANK AND CAROLYN KALIL, AS SUCCESSOR CO-TRUSTEE'S OF THE KALIL FAMILY TRUST, by quitclaim deed of record in Instrument No. 20200115-0005547, dated January 9, 2020, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 2025 and subsequent years, a lien, but not yet due and payable. Taxes for 2025 have been prorated between the Grantor and Grantee and are assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 2663, page 41, said Register's Office.

3. Reservations contained in deed of record in Book 2152, page 347, said Register's Office.

4. Easements in Book 2703, page 402, said Register's Office.

5. Restriction Covenants in Book 2708, page 87, as amended in Book 2741, page 553, said Register's Office.

6. Easement for water mains in Book 2745, page 330 and Book 2746, page 227, said Register's Office.

7. Subject to reservations, exceptions, conditions and easements for sewers of record in Book 3434, page 174, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 08-20-2025.

Date

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of August, 2025

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON