RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Hannah A. Kolb, Esq.
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

Karen Johnson Davidson County
Batch # 1313897 DEEDWARRSP
08/25/2025 10 15 13 AM 4 pgs
Fees $23 00 Taxes $1,572 50
20250825-0067661

BOX 10-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Duncan and Duncan, LLC 2002 Forest Valley Ct. Lanesville, IN 47136	Duncan and Duncan, LLC 2002 Forest Valley Ct. Lanesville, IN 47136	043-14-0-034.01

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rebecca McKee**, a Tennessee resident (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Duncan and Duncan, LLC**, an Indiana limited liability company (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Rebecca McKee, by Quitclaim Deed from Rebecca McKee and Miles Dan McKee, now known as Maisie D. McKee, Wife and Husband, of record in Instrument No. 20250825-0067660, Register's Office for Davidson County, Tennessee, dated August 12, 2025 and recorded on August 25, 2025.

THIS is improved commercial real property known as 600 East Old Hickory Boulevard, Madison, TN 37115.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18 day of August, 2025.

Rebecca McKee

STATE OF Ohio
COUNTY OF Butler

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Rebecca McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of August, 2025.

LAYLA HANNON
Notary Public
State of Ohio
My Comm. Expires
January 9, 2029

NOTARY PUBLIC
My Commission Expires: 01-09-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this
22 day of August, 2025.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

EXHIBIT A
Legal Description

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Beginning at a point in the Southern Margin of New Larkin Springs Road, now known as Old Hickory Boulevard 3,462.50 feet more or less East of the Easterly margin of Gallatin Road, at the common corner of a tract of 3.2 acres and a tract of 4.0 acres, more or less; thence with the line between said tract, Southerly 150.0 feet; thence Easterly, parallel to the South margin of Old Hickory Boulevard 50.0 feet; thence Northerly parallel to the West line, 150.0 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same, Westerly 50.0 feet to the point of the beginning.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 5185, Page 639, in the Register's Office for Davidson County, Tennessee.

3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.