THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851936** Karen Johnson Davidson County Batch # 1320099 **DEEDWARR** 09/09/2025 09 41 55 AM 2 pgs Fees $13 00 Taxes $5,087 50 20250909-0071839	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00. Affiant Subscribed and sworn to before me, this 5th day of September, 2025. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: KLSIT TN Holdings, LLC. 695 Cedar Point Drive Williams Bay, WI 53191	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 082 13 0I 008.00

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, **Steve Swenson and Stewart Lewis Foehl, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KLSIT TN Holdings, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 08 on the Plan of 7TH AND MADISON, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 7TH AND MADISON, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Swenson and Stewart Lewis Foehl, a married couple, by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee limited liability company, of record in Instrument No. 20200901-0099182, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on September 01, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. MCGAVOCK'S FIRST ADDITION, as recorded in Plat Book 10, Page(s) 606.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 7TH AND MADISON Condominium of record in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406; also subject to easements, rights and interests in favor of other unit

owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, as supplemented in Book 11625, Page 280.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20170726-0075599, Instrument No. 20190107-0001584 and Instrument No. 20200116-0005944.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20170914-0093947.

Easement for Tennessee Conservation, recorded in Book 6210, Page 39.

Easement for Public Right of Way, recorded in Instrument No. 20171220-0129367.

Charter for 7th and Madison Homeowners Association recorded as Instrument No. 20181121-0114808.

This is improved property located at 614 Madison Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of September, 2025.

Steve Swenson by Shira Kingrey Attorney in Fact

Steve Swenson
By: Shira Kingrey, Attorney in Fact

Stewart Lewis Foehl by: Shira Kingrey Attorney in Fact

Stewart Lewis Foehl
By: Shira Kingrey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, 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 Stewart Lewis Foehl and Steve Swenson and that she is authorized by Stewart Lewis Foehl and Steve Swenson to execute this instrument on their behalf.

WITNESS my hand, at office, this 5th day of September, 2025.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027