Karen Johnson Davidson County
Batch# 1328560 DEEDWARRSP
10/01/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251001-0077947

This instrument was prepared by:
Foreman Watson Land Title, LLC
611 Frederica Street
Owensboro, KY 42301
Phone: (270)689-2416
File No.: BG-25-2228(C)

STATE OF KY
COUNTY OF Warren

The actual consideration or value, whichever is greater, is $850,000.00.

Affiant

Sworn to and subscribed before me this 30 day of Sept., 2025.

Triston Stewart Wheeler
Notary Public, ID KYNP88476
State at Large, Kentucky
My Commission Expires on May 15, 2028

Notary Public
My commission expires: May 15, 2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Nolensville Pike Property, LLC 1731 Forrest Crossing Circle Franklin, TN 37064	New Owner	05900021400

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **S & H Properties LLC, a Kentucky limited liability** company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Nolensville Pike Property, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, its heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Willmar Corner Subdivision, as shown on plat of record as Instrument No. 20060824-0104267, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

AND BEING the same property conveyed to Kyle Shirley and his wife, Megan Shirley Hoffman (as to an undivided one-half (1/2) interest); and Adam Hoffman and his wife, Karol Ann Hoffman (as to an undivided one-half (1/2) interest), from M.A. Williams Properties, Inc., a Kentucky corporation, by Warranty Deed dated December 21, 2012, of record as Instrument No. 20121226-0118642, in the Davidson County Register's Office.

ALSO BEING the same property conveyed to S & H Properties, LLC, a Kentucky limited liability company, from Kyle Shirley and his wife, Megan Shirley; and Adam Hoffman and his wife, Karol Ann Hoffman, by Quitclaim Deed dated August 31, 2016, of record as Instrument No. 20160915-0097093, in the Davidson County Register's Office.

An Instrument of Correction is recorded as Instrument No. 20161212-0129986 in the aforesaid Register's Office for the purpose of correcting a Grantor's name in said Warranty Deed from "Megan Shirley Hoffman" to "Megan Shirley".

This conveyance is made subject to zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by **Grantee.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, its heirs and assigns forever; and Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered by any act, instrument or thing, whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be shared or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its representatives, successors, heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its successors, heirs and assigns, against the lawful claims of all parties claiming by, through or under said Grantor but not otherwise.

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

WITNESS my hand, this 30 day of September, 2025.

S & H Properties LLC

BY: _____
Kyle Shirley
Manager

STATE OF KY

COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kyle Shirley, acting in his capacity as Manager for and on behalf of S & H Properties LLC, a Kentucky limited liability company**, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 2025.

_____
Notary Public: Triston Stewart Wheeler
My Commission Expires: May 15, 2028

Triston Stewart Wheeler
Notary Public, ID KYNP88476
State at Large, Kentucky
My Commission Expires on May 15, 2028

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 September 30, 2025.

Date

Affiant Signature

September 30, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September, 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