This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24864-DJ

Karen Johnson Davidson County
Batch# 1339051 DEEDWARRSP
10/28/2025 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20251028-0085721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2025.

Notary Public
My Commission Expires: 11-9-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lloyd Soeters PO BOX 100853 NASHVILLE, TN 37224	New Owner	106-02-0-056

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris T. Keith**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Lloyd Soeters**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Elm Hill Business Center, Section Nine, of record in Book 5190, Page 320, Register's Office for said County, and more particularly described as follows, to-wit:

Beginning at an iron pin in the Northern right-of-way margin of Old Tree Court, said pin being at the end of the radius return of Twin Elms Court and Old Tree Court;

Thence, with the Northern right-of-way margin of Old Tree Court South 79 degrees 20 minutes 54 seconds East 133.0 feet to a point;

Thence, North 10 degrees 39 minutes 06 seconds East 110.00 feet to a point;

Thence, North 79 degrees 20 minutes 35 seconds West 128.0 feet to a point in the right-of-way margin of Twin Elms Court;

Thence, along the right-of-way margin with the chord of a curve having a radius of 60.0 feet South 31 degrees 21 minutes 35 seconds West 42.42 feet to a point;

Thence, with the chord of a curve to the left having a radius of 60.0 feet South 31 degrees 21 minutes 35 seconds West 42.42 feet to a point;

Thence, South 10 degrees 39 minutes 06 seconds West 5.63 feet to the beginning of a curve to the left;

Thence, with the chord of said curve having a radius of 25.0 feet South 34 degrees 21 minutes 36 seconds East 35.36 feet to the point of beginning, said tract containing 0.37 acres more or less.

Being the same property conveyed to Chris T. Keith by Warranty Deed from Donald A. Franklin and wife, Judith A. Franklin, dated July 17, 2014, recorded July 18, 2014, of record in Instrument No. 20140718-0064008 Register's Office for Davidson County, Tennessee.

This is improved property located at: **921 Twin Elms Court, Nashville, TN 37210**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2025.

GRANTOR:

Chris T. Keith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris T. Keith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he has executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27TH day of October, 2025.



Notary Public
My Commission expires: 11-8-2028

EXHIBIT B
(Permitted Exceptions)

1. Taxes for the year 2026 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of Elm Hill Business Center, Section Nine, of record in Book 5190, Page 320, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants for Elm Hill Business Center of record in Book 5203, page 257, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; the same being also being subject to Revocation of Restrictive Covenants of record in Book 7278, page 890, said Register's Office.

4. Deed of Conveyance to Metropolitan Government for sanitary sewer of record in Book 5226, page 14, Register's Office for Davidson County, Tennessee.

5. Unrecorded lease agreements, if any, as they may apply.

6. Rights of tenants in possession, if any, as they may apply.

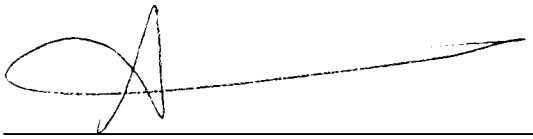
7. The total area/square footage/acreage mentioned in the legal description is only for convenience in identifying the tract; no insurance is afforded exact amount of total area/square footage/ acreage herein described.

8. Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose.

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 10/27/2025.



Affiant Signature — Date: 10/27/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10/27/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal