WARRANTY DEED

Karen Johnson Davidson County
Batch# 1346888 DEEDWARR
11/17/2025 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20251117-0091228

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/13/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/15/2025

TIANNA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 9214-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
K&K Properties Group, LLC	K&K Properties Group LLC	025-04-0-024.00
114 North Main Street	1124 Harvest Acres Lane	
Goodlettsville, TN 37072	Henderson, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hart And Ulmer LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K&K Properties Group LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in the City of Goodlettsville, and described according to a survey by Donald R. Carver, Surveyor No. 271, dated February 19, 1983, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, also known as Main Street, Goodlettsville, Tennessee, said point being 169 feet north of the intersection of Dickerson Road and West Cedar Street, a corner to H. Stennis Smith, et al; thence, west 34.0 feet to a point; thence north 4 feet; thence, northwest 45.7 feet to the easterly margin of Lick Street; thence, with the said margin of Lick Street, north 18.0 feet to a point in the line of Lynch; thence, with the line of Lynch, east 82.0 feet to a point in the westerly margin of Dickerson Road; thence, with the said margin of Dickerson Road, South 28.0 feet to the point of beginning.

Included as a part of this conveyance is an easement for ingress, egress and parking and being an easement for the said purposes of Twenty-Seven Percent (27%) of the real property being the easterly portion of Lot No. 6 of the John H. Martin Property, located in the Tenth Civil District of Davidson County, Tennessee, on the North side of West Cedar Street, an being more particularly described in Exhibit A of the Deed of Easement of record at Book 7696, page 525, in the Register's Office for Davidson County, Tennessee. This is a permanent easement running with the land. (This easement having being erroneously referenced in prior deeds as having been granted by the Deed of Easement of record at Book 1308, page 95, Register's Office for said County, said easement having been extinguished in 1988 by the instrument at Book 7696, page 530, said register's office, and replaced by the easement cited hereinabove).

Being the same property conveyed to Michelle Ulmer, married and Shirley K. Hart, unmarried, as equal tenants in common by Warranty deed from Mechta, LLC of record in Instrument No. 20230120-0004660 Register's Office for Davidson County, Tennessee, dated January 19, 2023 and recorded on January 20, 2023.

Being the same property conveyed to Hart and Ulmer LLC, a Tennessee limited liability company by Quitclaim deed from Michelle Ulmer, married and Shirley K. Hart, unmarried of record in Instrument No. 20240418-0027648 Register's Office for Davidson County, Tennessee, dated April 17, 2024 and recorded on April 18, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 114 North Main Street Goodlettsville. TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand on November 13, 2025.

Hart And Ulmer LLC, a Limited Liability Company

By: Shirley Hart, Member
Shirley Hart, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shirley Hart, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of Hart and Ulmer, LLC, the within named bargainor, a Tennessee limited liability company, and that Shirly Hart as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this November 13, 2025.

Notary Public

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/3/29

Witness my hand on November 13, 2025.

Hart And Ulmer LLC, a Limited Liability Company

By: Michelle Ulmer
Michelle Ulmer, Member

Notarized remotely online using communication technology via Proof.

STATE OF Virginia

COUNTY OF City of Alexandria

Personally appeared before me, by audio-visual communication, the undersigned, an online Notary Public for the State and County the aforesaid, Michelle Ulmer, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2025.

Mohamud Aden 7898118

Notary Public Electronic Notary Public

My commission expires: 03/31/2026

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

File #: 9214-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 11/13/25.

Affiant Signature – Joshua A. Terry

11/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27