Karen Johnson Davidson County
Batch# 1355989 DEEDWARR
12/10/2025 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $22,200.00
20251210-0098153

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38953	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $6,000,000.00. B. Coats Affiant Subscribed and sworn to before me this 5th day of December, 2025. Notary Public My Commission Expires: 4-03-29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Palmer Revocable Trust #1 1416 Chickering Road Nashville, TN 37215	1416 Chickering Rd. Nashville, TN 37215	Map and Parcel No.: 14405001500

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, Larry Keele, as Trustee of the Leiyan Keele 2021 Trust u/a/d March 12, 2021 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to The Palmer Revocable Trust #1 u/a/d May 27, 2022 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1416 Chickering Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of December, 2025.

GRANTOR:

Larry Keele, Trustee

Larry Keele, as Trustee of the
Leiyan Keele 2021 Trust u/a/d March 12, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Keele, as Trustee of the Leiyan Keele 2021 Trust u/a/d March 12, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A tract of land in the 7th formerly the 11th, Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a concrete monument found in the Southern margin of Chickering Road also being the Northeastern most corner of this herein described tract of land; thence leaving said right-of-way S 16 degrees 47' 42" E 573.61' to an iron pin found; thence S 04 degrees 53' 03" W 1,220.58' to a concrete monument found; thence N 83 degrees 05' 22" W 137.20' to a concrete monument found; thence N 03 degrees 18' 20" W 869.82' to an iron pin set; thence N 02 degrees 30' 55" W 250.19' to an iron pin found; thence N 08 degrees 29' 11" W 274.85' to a concrete monument found; thence N 13 degrees 29' 52" W 269.26' to an iron pin found on the southern margin of Chickering Road; thence with the southern margin of Chickering Road for the next two calls N 68 degrees 05' 12" E 247.85' to a concrete monument found; thence N 64 degrees 27' 01" E 9.96' to the point of beginning. Containing 411,026.36 SF 9.44 acres more or less, according to a survey by Timothy Mark Donlon, RLS 2297, Donlon Land Surveying, LLC, 153B Belle Forest Circle, Nashville, TN 37221, dated October 12, 2021.

Being the same property conveyed to Larry Keele, as Trustee of the Leiyan Keele 2021 Trust u/a/d March 12, 2021, by deed dated September 25, 2023 from Victor Giovanetti and Kathy Giovanetti, husband and wife, of record in Instrument No. 20230925-0075168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 14405001500.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5998, Page 631, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 421, Page 51, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 December 4, 2025.

Signature
December 4, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 4, 2025

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY