This instrument is prepared by
W. Fred Williams, Attorney at Law
105 Ashlawn Ct
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1378546 DEEDWARRSP
02/10/2026 08:43:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20260210-0009908

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
St. Karas Real Estate, LLC 2609 Gallatin Pike Nashville, TN 37216	Same	026 00 0 105.00

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into on this the 23rd day of January, 2026, by W. Fred Williams and Edward A. Whitley, its successors and assigns (the "Grantor"), and St. Karas Real Estate, LLC, a Tennessee limited liability company its successors and assigns (the "Grantee").

Grantor, for and in consideration of the sum of TEN AND 0/100 DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged, by these presents does transfer and convey unto Grantee, the following described real estate, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil, timber and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, if any, but no further or otherwise, (collectively, the "Property"), and more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot 1, as shown on the map Entitled Final Plat Conference Subdivision of Lots 1 and 2, of record in Instrument No. 2010116-0091771, Registrar's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to W. Fred Williams and Edward A. Whitley by Warranty Deed from Richard W. Usleton and wife, Janelle M. Usleton of record in Instrument No. 20040607-0067234, Register's Office for Davidson County, Tennessee dated June 4, 2004, and recorded on June 7, 2004.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 842 Conference Drive 37072, Goodlettsville, Davidson County, Tennessee.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In witness whereof, Grantor has set its hand the date first above-written.

GRANTOR:

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In witness whereof, Grantor has set its hand the date first above-written.

GRANTOR:

W. Fred Williams

Edward A. Whitley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public for said County and State, personally appeared W. Fred Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the above named Grantor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23 day of January, 2026.

Notary Public

My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS, WHEREOF, Assignor has executed this Assignment as of January 23, 2026..

W. Fred Williams

Edward A. Whitley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2026, before me personally appeared W. Fred Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2026.

Notary Signature
My commission expires:

STATE OF FLORIDA
COUNTY OF COLLIER

On this 23rd day of January, 2026, before me personally appeared Edward A. Whitley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2026.

Notary Signature
My commission expires: 08/22/26

JIRI MIKULINEC
Notary Public - State of Florida
Commission # HH 303290
My Comm. Expires Aug 22, 2026
Bonded through National Notary Assn.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million, Nine Hundred Thousand AND NO/100 DOLLARS ($ 1,900,000).

Affiant

Subscribed and sworn to before me this the 23rd day of January, 2026.

Notary Public

My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 1/23/26 (date of document).

Affiant Signature

1/23/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2026

Notary's Signature

COMMIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/22/26