File Number: 1-25114-DJ

Karen Johnson Davidson County
Batch# 1382556 DEEDWARR
02/18/2026 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260218-0012910

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 13th day of February, 2026.

Notary Public
My Commission Expires: 1/17/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shayne M. Keith and Monica Keith 1024 Cahal Avenue Nashville TN 37206	CANOPY MORTGAGE, LLC 360 TECHNOLOGY CT, STE 200, LINDON, UTAH 84042	72-13-2J-001.00

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 consideration, the receipt of which is hereby acknowledged, **PKM Building Association LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shayne M. Keith and Monica Keith, husband and wife**, 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:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 1024A, together with the appurtenant common elements of the Ten Twenty Four Cahal Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Ten Twenty Four Cahal Avenue, a horizontal property regime with private elements (a Planned Unit Development), of record in Instrument No. 20251021-0083640, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan attached as exhibit to said Declaration; and original plan of record in Book 421, pages 72 & 73, said Register's Office, for a more complete identification and placement of such Unit.

Being a portion of the property conveyed to PKM Building Association LLC, a Tennessee limited liability company by Warranty Deed from Estate of Dovie W. Carter, dated July 11, 2025, recorded July 14, 2025, of record in Instrument No. 20250714-0055241, Register's Office for Davidson County, Tennessee; and

further, being a portion of the property conveyed to Dovie W. Carter by Quitclaim Deed from David L. Carter, dated May 21, 1990, recorded May 22, 1990, of record in Book 8114, page 9, said Register's Office. The said Dovie W. Carter aka Dovie M. Carter having since died testate on January 30, 2025, property was conveyed in accordance with The Last Will & Testament of Dovie M. Carter, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 25P387.

This is improved property located at: **1024 Cahal Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number 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 this 13th day of February, 2026.

GRANTOR:

PKM Building Association LLC, a Tennessee Limited Liability Company

By:_____
Preston Boyd Cook, Authorized Member

By:_____
Kian Richard Lanam, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Preston Boyd Cook, Authorized Member and Kian Richard Lanam, Authorized Member 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 THEY ARE the Authorized Members of PKM Building Association LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of February, 2026.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

202602180012910

Certificate of Authenticity

I, Kimbra Spann, 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 2/13/2026.

Date

Affiant Signature

2/18/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of February, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY