SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $759,900.00. Subscribed and sworn to before me, this the 25th day of February, 2026. Notary Public My Commission Expires: 11/05/29

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2029
DAVIDSON COUNTY

Karen Johnson
Batch # 1386165
02/26/2026 03:26:45 PM
Fees: $23.00 Taxes: $2,811.63
Davidson County
DEEDWARRSP
4 pgs
20260226-0015487

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 222 2nd Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Railey Isabella Baker and Jeffrey Matthew LePak 5826 Robertson Avenue Nashville, TN 37209	Central Bank + Trust 300 W. Vine St. Lexington, KY 40507	091-10-0-134.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GOOD OL' BOYS, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **RAILEY [redacted] BAKER AND JEFFREY [redacted] LEPAK,** wife and husband ("***Grantees***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 5826 Robertson Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C-25-5826

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 25th day of February, 2026.

GRANTOR:

GOOD OL' BOYS, LLC,
a Tennessee limited liability company

By: _____
Steven Eugene Ford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Eugene Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Good Ol' Boys, LLC, a Tennessee limited liability company, the within named bargainor, and that he as the President of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

WITNESS my hand, at office, this 25th day of February, 2026.

April D. Wideman
NOTARY PUBLIC

My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, as shown on the plan of Subdivision of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farms, of record in Book 332, Page 41, Register's Office for Davidson County , Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 18 fronts 50 feet on the northerly side of Robertson Road and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Good Ol' Boys, LLC, a Tennessee limited liability company by General Warranty Deed from Tiffany Robinson, married and Natasha Wright, married, as tenants in common with rights of survivorship of record in Instrument No. 20180130-0009367, in the Register's Office of Davidson County, Tennessee, dated January 18, 2018 and recorded on January 30, 2018.

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 record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Right-of-Way in favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20230113-003067, Register's Office for Davidson County, Tennessee.

4. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.