WARRANTY DEED

Karen Johnson Davidson County
Batch # 1387766 DEEDWARR
03/03/2026 02:16:44 PM 3 pgs
Fees: $18.00 Taxes: $1,058.57

20260303-0016869

W-DTR-25-3824A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe Real Estate LLC **Terra Construction LLC** **Taylor Urban Development LLC**	**SAME AS NEW OWNER**	
(NAME) **605 Press Place**	(NAME)	**061-10-0-025-00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NEXT KEY INC., A NEW YORK CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOLFE REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TERRA CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TAYLOR URBAN DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Maplewood Heights 2nd Addition of record in Plat Book 547, Page 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Next Key Inc., a New York corporation by Warranty Deed from Lance W. Goad and Johnny W. Goad, of record in Instrument No. 20260303-0016856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 103 and 104, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5043, Page 514; Book 5093, Page 690; and Book 5248, Page 408, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3824 A Hutson Avenue, Nashville, Tennessee 37216-2010**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF FEBRUARY, 2026.

Next Key Inc.
BY: Ayoola Abudu
Ayoola Abudu
Sole Shareholder

STATE OF NEW YORK
COUNTY OF CLINTON

Before me, the undersigned Notary Public, personally appeared AYOOLA ABUDU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE SHAREHOLDER of NEXT KEY INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE SHAREHOLDER.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 2/27/26.

Date

Affiant Signature

3/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March, 20 26.

Notary's Signature

My Commission Expires: 05/08/28

Date

Notary's Seal (if on paper)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028