SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415229 DEEDWARRSP
05/04/2026 11:19:30 AM 5 pgs
Fees: $28.00 Taxes: $2,811.63
20260504-0039470

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 1st day of May, 2026.

Notary Public

My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES JUNE 23, 2026

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
Emenike Jevon Ndubuisi and Ashley J. Archer 5830 Robertson Avenue Nashville, TN 37209	New Owner	091-10-0-464.00

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 **EMENIKE JEVON NDUBUISI AND ASHLEY J. ARCHER,** husband and wife ("***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 5830 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 1st day of May, 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 1st day of May, 2026.

April D. Wideman
NOTARY PUBLIC

My Commission Expires: 2/17/2030

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. 20, 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.

Further being the same property conveyed to Good Ol' Boys, LLC, a Tennessee limited liability company by Quitclaim Deed from Good Ol' Boys, LLC, a Tennessee limited liability company of record in Instrument No. 20210621-0083314, dated June 17, 2021 and recorded on June 21, 2021.

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.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 1, 26 (date of document).

Jennifer Pennell

May 1, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 1, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal