Karen Johnson Davidson County
Batch# 1429958 DEEDWARRSP
06/09/2026 02:25:30 PM 5 pgs
Fees: $28.00 Taxes: $4,902.50
20260609-0052209

THIS INSTRUMENT PREPARED BY: **Buchalter, a Professional Corporation** **1 Music Circle South, Suite 300** **Nashville, TN 37203**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,325,000 Affiant Subscribed and sworn to before me, this the 9 day of June, 2026. Notary Public My commission expires: 9/5/28

BETHANY SCHULTZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel
648 W IRIS DR LLC 648 W. Iris Dr., Nashville, TN 37204	648 W IRIS DR LLC 648 W. Iris Dr., Nashville, TN 37204	118-11-0-025-00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PAUL F. SCHOLTEN, an individual ("Grantor"), has bargained and sold, and does hereby transfer and convey to 648 W IRIS DR LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, the "Property").

This is improved property known as **648 W Iris Drive, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as set forth on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"), Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

Signatures on Following Page(s).

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of 9th day of June, 2026.

GRANTOR:

Paul F Scholten.
an ~~individual~~

By: _____
Name: Paul F Scholten

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned ~~authority~~, a Notary Public in and for said State and County, personal appeared Paul Scholten, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be PAUL F SCHOLTEN, an individual and that as such he acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of June, 2026.

_____
~~NOTARY PUBLIC~~

My Commission Expires: 9/5/28 (seal)

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

110809188v1

EXHIBIT "A"

Legal Description

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "B" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

SAID Lot No. 4 fronts 70.35 feet on the easterly side of West Iris Drive and runs back 151.3 feet on the northerly line and 152.11 feet on the southerly line to a dead line, measuring 66 feet thereon.

A portion of the following described property is included in the above description but expressly excluded therefrom:

BEING part of an unnumbered strip of land lying west of the west margin of West Iris Drive on the plan of Berry Hill Gardens Subdivision as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

BEING the same property vested in the State of Tennessee for the use and benefit of the Department of Highways, by Circuit Court Judgment No. B-8017, filed July 28, 1975, of record in Book 4936, page 57, said Register's Office.

The above described property has been condemned to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby condemned.

TRACT II:

LAND in Davidson County, Tennessee, being all that northerly part of Lot No. 3, Plan of Berry Hill Gardens, Block "B", as of record in Book 1130, page 36, Register's Office for said County, not conveyed by Lynn Wang Louie in the deed of record in Book 3402, page 387, said Register's Office.

Being the same property conveyed to Paul F. Scholten and Scott Merry by Warranty Deed dated July 31, 1991 and recorded August 1, 1991 from Rose T. Drake, a single person of record in Book 8410, page 659, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul F. Scholten, by Quitclaim Deed dated January 13, 1999 and recorded January 26, 1999 from Scott Merry, of record in Book 11312, page 691, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2026, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sky Brooks, do hereby make oath that I am a licensed attorney and/or 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 June 9, 2026 (date of document).

Affiant Signature

June 09, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON