Karen Johnson Davidson County
Batch# 1437307 DEEDWARRSP
06/23/2026 01:04:30 PM 6 pgs
Fees: $33.00 Taxes: $9,065.00
20260623-0056566

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: Michael Shoptaw, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
5034 Thoroughbred Lane, LLC 400 Shoppers Drive Winchester, KY 40391	5034 Thoroughbred Lane, LLC 400 Shoppers Drive Winchester, KY 40391	170-00-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **AMERICAN COLLEGE OF NEUROPSYCHOPHARMACOLOGY, INC.**, a Maryland non-profit corporation (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **5034 THOROUGHBRED LANE, LLC**, a Kentucky limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 5034 Thoroughbred Lane, Brentwood, Davidson County, Tennessee, 37027.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

EXECUTED this 16 day of June, 2026

AMERICAN COLLEGE OF NEUROPSYCHOPHARMACOLOGY, INC.,
a Maryland non-profit corporation

By: _____
Print Name: Sarah Timm
Title: Executive Director

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sarah Timm, the Executive Director of **AMERICAN COLLEGE OF NEUROPSYCHOPHARMACOLOGY, INC.**, a Maryland non-profit corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Executive Director executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Sarah Timm, as such Executive Director of the company.

Witness my hand and official seal this 16TH day of June, 2026.

My Commission Expires:
commission expires
August 29,2027

_____
Notary Public

JEREMY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,450,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 22 day of June, 2026.

NOTARY PUBLIC

My Commission Expires: 07-18-28

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled A Resubdivision of Tract One, Maryland Farms East Park, of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a punch hole in a concrete monument (old) in the southerly right-of-way line of Old Hickory Boulevard, this monument also being the common corner of Lot 5 on the Maryland Farms East Park Subdivision, as of record in Book 5190, page 684 (R.O.D.C., TN), owner being Third National Bank in Nashville;

Thence, with the west line of said Lot 5, South 01 deg. 40 min. 37 sec. West, 191.54 feet to a concrete monument (old) in the northerly line of Thoroughbred Lane;

Thence, with said Thoroughbred Lane, a private joint access drive (40' ingress/egress easement), and Maryland Farms Associates, North 86 deg. 05 min. 08 sec. West, 135.17 feet to a concrete monument (old) at the southeasterly corner of Lot No. 10 on the Resubdivision of Tract One, Maryland Farms East Park (Book 6250, page 1 R.O.D.C., TN);

Thence, with the east line of Lot 10, North 01 deg. 40 min. 35 sec. East, 186.22 feet to an iron rod (new) in the southerly right-of-way line of the aforementioned Old Hickory Boulevard;

Thence, with said right-of-way, South 88 deg. 19 min. 23 sec. East, 136.07 feet to the point of beginning, containing 25,701 square feet or 0.59 acres, more or less, according to a survey by Hart Freeland Roberts, Inc., Kevin A. Edmondson, RLS #1515, dated February 7, 2005.

Being the same property conveyed to AMERICAN COLLEGE OF NEUROPSYCHOPHARMACOLOGY, INC. by Special Warranty Deed from LEE AND DURHAM PROPERTIES, LLC dated January 5, 2010 and recorded January 6, 2010 as Instrument No. 20100106-0001296, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for the year 2026 and subsequent years.

2. Matters shown on the Plan of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6185, page 274, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6269, page 520, and amended as Instrument No. 20040312-0028674, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants contained in instrument of record in Book 6311, page 329, Register's Office for Davidson County, Tennessee.

6. Matters that would be shown on an updated ALTA Survey of the Property.

Certificate of Authenticity

I, Melissa Goelz, 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 June 16 2026.

Date

Affiant Signature

June 22 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of June, 2026

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON