Karen Johnson Davidson County
Batch# 1443237 DEEDWARRSP
07/08/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260708-0061524

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JULY, 2026. Notary Public MY COMMISSION EXPIRES: 5/19/30 (AFFIX SEAL)

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
4200 Kenilwood, LLC 3160 Del Rio Pike Franklin, TN 37069	New Owner	132-07-0-074.00

For and in consideration of the sum of One Million Two Hundred Fifty Thousand And No/100 Dollars ($1,250,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenilwood Third, LLC, a Tennessee limited liability company, one-half of its 1/3 undivided interest**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **4200 Kenilwood, LLC, a Tennessee limited liability company,** (which will own a one-half undivided interest after this conveyance), hereinafter called Grantee, their successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Kenilwood Subdivision of record in Plat at Instrument No. 20120215-0013472, 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 Kenilwood Third, LLC, as to a 1/3 interest by Warranty deed from 4200 Kenilwood LLC of record in Instrument No. 20120712-0061293 Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 12, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 10th day of July, 2026.

Kenilwood Third, LLC, a Tennessee limited liability company

BY: _____
William S Carman, Jr
Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William S. Carman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Kenilwood Third, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Manager.

Witness my hand and official seal at office, this 10th day of July, 2026.

_____
Notary Public
My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 July 6, 2026.

Signature

July 6, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 6th day of July, 2026.

B. Cortez

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030