Karen Johnson Davidson County
Batch# 1452023 DEEDWARRSP
07/28/2026 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,811.63
20260728-0068401

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $759,900.00.

Karen Clobessy

Subscribed and sworn to before me, this the 23 day of July, 2026.

Notary Public

My Commission Expires: 3-20-28

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
Philip Lee and ~~Kyleene~~ Kylene Lee 6037 Sterling Street Nashville, TN 37209	New Owner	091-10-1C-002.00-CO

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 **PHILIP LEE AND KYLENE LEE,** Husband & 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 6037 Sterling Street, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantees, their 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 Grantees, 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.

69874972 v1

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 23rd day of July, 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 23rd day of July, 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

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 5832 Robertson Avenue (a Horizontal Property Regime with Private Elements), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220427-0048779, as affected by Scrivener's Affidavit of record at Instrument No. 20220504-0051704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/23/2026 (date of document).

Affiant Signature

7/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

