Karen Johnson Davidson County
Batch# 1462081 DEEDWARRSP
08/19/2026 04:09:30 PM 5 pgs
Fees: $28.00 Taxes: $13,690.00
20260819-0077357

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Million Seven Hundred Thousand and no/100 Dollars ($3,700,000) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 17th day of August, 2026. Notary Public My commission expires: 1/24/28

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Numbers:
Frank Batson Homes, Inc.	SAME AS NEW OWNER	Map 110, Parcels 00018400; 00018700; 0002800
120 Donelson Pike, Suite 101		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kathleen M. King, being one in the same as Kathleen E. Matteuzzi, an unmarried women, surviving tenant by the entirety; and Kathleen M. King, Devisee under the Will of Don R. King**, "Grantor", has bargained and sold and by these presents does transfer and convey unto the **Frank Batson Homes, Inc.**, a Tennessee corporation, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as **Exhibit "A"**, attached hereto and incorporated herein by this reference.

This is improved property identified as **1658 Stewarts Ferry Pike, Hermitage, TN 37076,** together with unimproved property identified as **0 Stewarts Ferry Pike, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2026 and subsequent years, not yet due and payable. (2) Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20100317-0019945, in the Register's Office for Davidson County, Tennessee. (3) Codes Letter to Metropolitan Government of Nashville and Davidson County of record in Book 6438, Page 415, in the Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs, successors, and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS my hand on this the 17th day of August, 2026.

Kathleen M. King

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kathleen M. King**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, this the 17th day of August, 2026.

NOTARY PUBLIC

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 1-30-2028

EXHIBIT A

TRACT 1: Map/Parcel 11000018400, 0 Stewarts Ferry Pike

Land in the 4th Civil District of Davidson Co. according to survey of Chas M. Moran in 1985. BEGINNING at a nail located in the center line of Stewarts Ferry Pk, said nail being the common property corner of Robert Wm. McCullough property as recorded in Bk. 4811, Page 923, RODC, Tn. and the Harley McDaniel Property as recorded in Bk. 3929, Pg. 639, Bk. 6384, Pg. 430 and Bk. 5215, Pg. 530 RODC. Thence leaving the said center line of Stewarts Ferry Pk and with the common boundary line of McCullough and McDaniel South 03° 22', 17 Sec. West 435.60 Ft. to an old iron pipe; said iron pipe being a common property corner between the said McDaniel and the B.R. Castleman Et ux property as recorded in Bk. 2547, Pg. 262, RODC, thence with the common boundary line of McCollough and Castleman and leaving the McDaniel property South 03° 30' 17 Sec. West 46.44 Ft. to an iron rod; said iron rod being the POINT OF BEGINNING of the herein described tract: THENCE continuing with the said common boundary line of Castleman and McCullough South 03° 30' 17 Sec. West 805.63 Ft. to a concrete monument situated in the boundary line of the United States of America (U.S.A.) property for the J. Percy Priest Lake project; thence leaving said Castleman boundary line and with the said U.S.A. boundary line North 10° 07' 58 Sec. West 837.19 feet to an iron rod; thence leaving the said boundary line of the U.S.A. property South 84° 11' 04 Sec. East 197.55 Ft. to the POINT OF BEGINNING, and containing 1.83 acres, (79,512 Sq. ft.).

Being the same property conveyed to Don R. King and Kathleen E. Matteuzzi, by deed from Robert William McCullough, of record in Book 6528, Page 639, dated April 5, 1985, Register's Office for said County. The said Don R. King aka Donald R. King died testate on November 19, 2018, and the Will was admitted to Probate as Probate No. 18P2059 of record in the Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as to this Tract 1 as Devisee Under the Will of Don R. King.

TRACT 2: Map/Parcel 11000018700, 0 Stewarts Ferry Pike

Land in Davidson County, Tennessee, being a lot or tract marked C, being the Westerly part of the Elizabeth M.C. Eakes Property situated in the 2nd Civil District of Davidson County, Tennessee and recorded in Deed Book 2547, Page 279, said property is described according to an unrecorded survey by John D. McCormick dated May 22, 1990 as follows:

Beginning at a point in the Southerly margin of Stewarts Ferry Pike said point being the Northwest corner of the said Eakes property and being the Northeasterly corner of the Don R. King & wife property; thence S 11° 17' 04" W a distance of 940.51 feet; thence S 85° 31' 56" E a distance of 86.54 feet; thence S 6° 42' 04" W a distance of 176.66 feet; thence S 56° 37' 21" E a distance of 60.55 feet; thence S 21° 55' 57" E distance of 230.13 feet; thence S 48° 12' 08" E a distance of 107.58 feet; thence N 32° 29' 00" E a distance of 378.14 feet; thence N 58° 16' 28" W a distance of 271.38 feet; thence N 32° 29' 00" E a distance of 803.00 feet to a point in the Southerly margin of Stewarts Ferry Pike; thence N 58° 16' 28" W a distance of 353.95 feet; thence along a curve to the left with radius of 1115.61 feet a distance of 223.72 feet to the point of beginning and containing 10.756 acres more or less.

Being the same property conveyed to Don R. King and wife, Kathleen M. King, by deed from Vicki Denise Mullins, married, of record in Instrument No. 20110318-0021560, dated March 18, 2011,

Register's Office for said County. The said Don R. King aka Donald R. King died on November 19, 2018, and title vested in Kathleen M. King as surviving tenant by the entirety.

TRACT 3: Map/Parcel 11000002800, 1658 Stewarts Ferry Pike

Land in the 4th Civil District of Davidson County, Tennessee, being Parcel No. 28, Property Map 110 of Metropolitan Nashville, Tennessee, being on the south side of Stewarts Ferry Pike, and being further described as follows:

Beginning at a point in the centerline of Stewarts Ferry Pike, said point being located North 55 degrees 30' West 992.5 feet, North 9 degrees 30' East 24 feet, and North 80 degrees 30' West 122 feet from the Northwest corner of a 10.6 acre tract of land conveyed to Gertrude C. Jenkins by deed from R.E. Castleman, et al, by deed of record in Book 2490, Page 522, Register's Office for said County; thence with the centerline of said Pike North 80 degrees 30'; West 150 feet to a point being 25 feet more or less East of the Northeast corner of a 30 feet wide strip of land conveyed to Harlie D. McDaniel, et ux, by deed in Book 5215, Page 530, R.O.D.C.; thence with a line 25 feet East of and parallel to McDaniel's East line, South 7 degrees 15' West 435.6 feet to a point; thence North 80 degrees 30' West 155 feet and running with McDaniel's South line to his Southwest corner, said corner being in the East line of a tract of land conveyed to Robert William McCollough of record in Deed Book 4811, Page 923, R.O.D.C.; thence with McCollough's East line South 7 degrees 15' West 851.4 feet to a concrete monument being McCollough's South corner, and being a corner of the property conveyed to the United States Department of the Army Corps of Engineers for the J. Percy Priest Reservoir by deed from Benjamin Ray Castleman, et ux; thence with the boundary line of the J. Percy Priest Reservoir South 2 degrees 22' East 421.95 feet to an iron pin; thence South 55 degrees 59' East 255.84 feet to an iron pin; thence South 17 degrees 58' West 649.79 feet to an iron pin; thence South 30 degrees 26' East 165.91 feet to an iron pin; thence North 66 degrees 59' East 411.52 feet to an iron pin; thence North 3 degrees 51' East 369.36 feet to an iron pin; thence North 8 degrees 15' East 524.71 feet to a concrete monument being a point in the Southwest line of a tract of land conveyed by deed to Elizabeth Mae Castleman Eakes of record in Book 2547, Page 279, R.O.D.C.; thence leaving the boundary of said Reservoir and running with said Eakes westerly lines as follows: North 48 degrees 15 minutes West 184.5 feet to an elm and stone; thence North 21 degrees 00' West 225.5 feet to an iron pin; thence North 56 degrees 30' West 62 feet; thence North 6 degrees 30' East 182 feet; thence North 84 degrees 30' West 87 feet to an iron pin; thence North 8 degrees 00' East 164 feet to an iron pin; thence North 12 degrees 45' East 800 feet to the beginning, containing 18.8 acres, more or less.

Also being the same property conveyed to Don R. King and wife, Kathleen M. King, by deed from Hamilton Plantation Company, a Tennessee Corporation, of record in Book 6803, Page 315, dated March 13, 1986, Register's Office for said County. The said Don R. King aka Donald R. King died on November 19, 2018, and title vested in Kathleen M. King as surviving tenant by the entirety.

Certification of Recorded Documents

I, Karen Suggs, 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 August 17, 2026.

(AFFIANT) – Karen Suggs

08/17/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of August, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY