(2) mail

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

RECORDING STAMP ON BACK PAGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2026.

Notary Public
My Commission Expires 10.29.28

STATE OF TENNESSEE NOTARY PUBLIC AMANDA S. WILLIAMS WILLIAMSON COUNTY

25-0072

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ken Karger	New Owner	**Williamson County-** Map/Parcels:
3088 Hillsboro Road	1300 Old Hickory Blvd	7-19.02; 7-19.03; and 7-19.04
Brentwood, TN 37027	Brentwood, TN 37027	**Davidson County-** Map/Parcel: 185-34.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Timothy A. Kelly and Claire-Lise A. Kelly, both unmarried, as Tenants in Common each owning an undivided 1/2 interest,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ken Karger,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Tract One:
The Land referred to herein below is situated in the Counties of WILLIAMSON and DAVIDSON, State of Tennessee, and is described as follows:

Beginning at a point 869.33 feet more or less from Old Hickory Boulevard (said point being the northeasterly corner of this Tract) S 07 deg. 51'15" W 264.48 feet to a point (being the southeasterly corner of this tract); thence N 83 deg. 08'37" W 171.54 feet to a point (being the southwesterly corner of this tract); thence N 07 deg. 45'21"E 226.07 feet to a point (being the northwesterly corner of this tract); thence N 84 deg. 18'01"E 176.62 feet to the point of beginning containing .97 acres, more or less.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, for express reconveyance to Timothy A. Kelly and Claire-Lise A. Kelly (both unmarried) as Tenants in Common each owning an undivided 1/2 interest, by Deed from Timothy A. Kelly and Claire-Lise A. Kelly, of record in Book 5106, Page 741, in the Register's Office of Williamson County, Tennessee, dated July 30, 2010, and recorded on July 30, 2010.

Karen Johnson
Batch # 1464821
08/27/2026 08:54:15 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDWARR
6 pgs

20260827-0079537

Tract Two:
Land in Williamson and Davidson Counties, Tennessee lying along the eastern side of Hillsboro Pike and immediately north of the Little Harpeth River, being 11.71 acres in area and described on the Boundary Survey of Kelly Property by Theodore J. Stevenson III (Tennessee No. 2136) revised June 28, 2002 (the "Survey") as follows:

Beginning in Williamson County at the point of intersection as shown on said Survey of the eastern right of way of Hillsboro Pike (U.S. Highway 431) and the centerline of the Little Harpeth River;

Thence with the eastern right of way of Hillsboro Pike N 36°20'00" East 7.26 feet to a point; Thence S 53°41'50" East 14.00 feet to the new eastern right of way of Hillsboro Pike; Thence with said new right of way N 36°18'09" East 355.85 feet to an iron pin;
Thence with said right of way along a curve to the left having a radius of 7216.53 feet a central angle of 2°55'1O"; a length of 367.71 feet and a chord bearing of N 34°50'33" East 367.67 feet to an iron pin;

Thence N 33°22'59" East 10.17 feet to an iron pin at the Williamson/Davidson County line;

Thence with said right of way along a curve having a radius of 13,181.87 feet a length of 87.06 feet to a point being the southwest point of a parcel shown as parcel 34 on Davidson County Tax Map 158 (herein "Tax Parcel 34");

Thence continuing with said right of way around the same curve another 247.26 feet to an iron pin; Thence leaving the eastern right of way of Hillsboro Pike, S 55°10'34" East 297.21 feet to an iron pin;
Thence N 84°18'01" East 117.98 feet to a point, said point being the northeast corner of the within described tract and the northwest corner of the .97 acre parcel conveyed to Timothy A. Kelly by deed of record in Book 475, page 387, Register's Office for Williamson County, Tennessee (the "Tim Kelly Lot");

Thence with the western boundary of the Tim Kelly Lot and crossing the county line into Williamson County S 07° 50'15" West 226.07 feet to a point, being the southwest corner of the Tim Kelly Lot;

Thence along the common boundary of the Congregation Micah property S 49° 51' 23" West 115.61 feet to a point; Thence continuing with said common boundary along the following bearings and distances:

a. S 59° 19' 01" West 126.89 feet to a point; thence
b. S 00° 24' 38" West 85.65 feet to a point; thence
c. S 00° 04' 58" West 75.91 feet to a point; thence
d. S 14° 16' 49" East 64.70 feet to a point; thence
e. S 08° 30' 19" East 47.36 feet to a point; thence
f. S 34° 56' 44" West 5.89 feet to a point; thence
g. S 00° 46' 43" East 122.17 feet to a point; thence
h. S 17° 55' 22" East 100.55 feet to a point; thence
i. S 12° 09' 38" East 90.96 feet to a point; thence
j. S 12° 09' 36" East 127.61 feet to a point in the centerline of the Little Harpeth River, said point being the southeast corner of the within described Property;

Thence along the centerline of the Little Harpeth River the following calls and distances:

a. N 75° 03' 39" West 207.93 feet
b. N 35° 48' 55" West 58.86 feet
c. N 49° 44' 18" West 73.77 feet
d. N 19° 54' 57" West 85.81 feet
e. N 46° 35' 23" West 64.98 feet
f. N 80° 18' 30" West 51.60 feet

g. N 83° 16' 06" West 92.99 feet
h. N 60° 18' 04" West 52.61 feet
i. N 78° 54' 23" West 188.38 feet
j. S 70° 38' 33" West 37.30 feet
k. N 66° 55' 30" West 90.18 feet to the Point of Beginning and containing 12.59 acres, more or less.

Being part of the same property conveyed to Elizabeth L. Kelly and Timothy A. Kelly, Co-Trustees by Deed of record in Book 1444, Page 793, Register's Office for Williamson County, Tennessee and of record in Book 10194, Page 713, Register's Office for Davidson County, Tennessee, AND Being a part of the property conveyed by Deed of record in Book 10971, Page 194, Register's Office for Davidson County, Tennessee. The said Elizabeth L. Kelly having since died, AND Being part of the same property conveyed to Timothy A. Kelly, individually and not as Trustee, by Quitclaim Deed from Timothy A. Kelly, Trustee of the Thomas A. Kelly Trust Under the Will of Thomas A. Kelly, of record in Book 2518, Page 958, in the Register's Office of Williamson County, Tennessee and Instrument No. 20020802-0092677, in the Register's Office of Davidson County, Tennessee, dated August 01, 2002, and recorded on August 02, 2002.

Included in the legal description of the 12.59 acres, more or less, tract, but specifically excluded therefrom is the following described tract or parcel of land situated in Brentwood, Williamson County, Tennessee, and in Davidson County, Tennessee, lying on the east side of Hillsboro Road and north of the Little Harpeth River that was conveyed to Timothy A. Kelly and Claire-Lise A. Kelly as Tenants in Common each owning an undivided 1/2 interest by Quitclaim Deed dated July 30, 2010, of record in Book 5106, page 737, Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

Thence, North 36°20'00" East, a distance of 7.26 feet;
Thence, South 53°41'50" East, a distance of 14.00 feet;
Thence, North 36°18'09" East, a distance of 355.85 feet to the beginning of a curve tangent to said line;
Thence, along the curve concave to the northwest, having a radius of 7,216.53 feet and a central angle of 2°53'06"; an arc distance of 363.36 feet;
Thence, leaving the easterly right of way of Hillsboro Road, with new lines the following six (6) courses and distances: Thence, South 87°29'38" East, a distance of 135.77 feet;
Thence, South 87°53'55" East, a distance of 137.15 feet;
Thence, South 00°49'37" East, a distance of 66.53 feet;
Thence, North 85°56'59" East, a distance of 46.68 feet;
Thence, South 09°11'34" East, a distance of 31.03 feet;
Thence, South 01°31'10" East, a distance of 127.68 feet;
Thence, along or near the westerly lines of Congregation Micah, Book 9488, page 566, R.O.W.C. TN, the following nine (9) courses and distances:
Thence, South 00°24'38" West, a distance of 85.65 feet;
Thence, South 00°04'58" West, a distance of 75.91 feet;
Thence, South 14°16'49" East, a distance of 64.70 feet;
Thence, South 08°30'19" East, a distance of 47.36 feet;
Thence, South 34°56'44" West, a distance of 5.89 feet;
Thence, South 00°46'43" East, a distance of 122.17 feet;
Thence, South 17°55'22" East, a distance of 100.55 feet;
Thence, South 12°09'38" East, a distance of 90.96 feet;
Thence, South 12°09'36" East, a distance of 127.61 feet to the centerline of the Little Harpeth River;
Thence, with said centerline of river the following eleven (11) courses and distances:
Thence, North 75°03'39" West, a distance of 207.93 feet;
Thence, North 35°48'55" West, a distance of 58.86 feet;
Thence, North 49°44'18" West, a distance of 73.77 feet;
Thence, North 19°54'57" West, a distance of 85.81 feet;

Thence, North 46°35'23" West, a distance of 64.98 feet;
Thence, North 80°18'30" West, a distance of 51.60 feet;
Thence, South 83°16'06" West, a distance of 92.99 feet;
Thence, North 60°18'04" West, a distance of 52.61 feet;
Thence, North 78°54'23" West, a distance of 188.38 feet;
Thence, South 70°38'33" West, a distance of 37.30 feet;
Thence, North 66°55'30" West, a distance of 90.18 feet to the Point of Beginning. Containing 416,470 square feet or 9.56 acres, more or less.

Tract Three:
Land situated in Brentwood, Williamson County, Tennessee, and in Davidson County, Tennessee, lying on the east side of Hillsboro Road and north of the Little Harpeth River and being more particularly described as follows:

Thence, North 36°20'00" East, a distance of 7.26 feet;
Thence, South 53°41'50" East, a distance of 14.00 feet;
Thence, North 36°18'09" East, a distance of 355.85 feet to the beginning of a curve tangent to said line;
Thence, along the curve concave to the northwest, having a radius of 7,216.53 feet and a central angle of 2°53'06"; an arc distance of 363.36 feet;
Thence, leaving the easterly right of way of Hillsboro Road, with new lines the following six (6) courses and distances:
Thence, South 87°29'38"' East, a distance of 135.77 feet;
Thence, South 87°53'55"' East, a distance of 137.15 feet;
Thence, South 00°49'37" East, a distance of 66.53 feet;
Thence, North 85°56'59" East, a distance of 46.68 feet;
Thence, South 09°11'34" East, a distance of 31.03 feet;
Thence, South 01°31'1O" East, a distance of 127.68 feet;
Thence, along or near the westerly lines of Congregation Micah, Book 9488, page 566, RO.WC. TN, the following nine (9) courses and distances:
Thence, South 00°24'38" West, a distance of 85.65 feet;
Thence, South 00°04'58" West, a distance of 75.91 feet;
Thence, South 14°16'49" East, a distance of 64.70 feet;
Thence, South 08°30'19" East, a distance of 47.36 feet;
Thence, South 34°56'44" West, a distance of 5.89 feet;
Thence, South 00°46'43" East, a distance of 122.17 feet;
Thence, South 17°55'22"' East, a distance of 100.55 feet;
Thence. South 12°09'38" East. a distance of 90.96 feet:
Thence, South 12°09'36" East, a distance of 127.61 feet to the centerline of the Little Harpeth River;
Thence, with said centerline of river the following eleven (11) courses and distances:
Thence, North 75°03'39" West, a distance of 207.93 feet;
Thence, North 35°48'55" West, a distance of 58.86 feet;
Thence, North 49°44'18" West, a distance of73.77 feet;
Thence, North 19°54'57" West, a distance of 85.81 feet;
Thence, North 46°35'23" West, a distance of 64.98 feet;
Thence, North 80°18'30" West, a distance of 51.60 feet;
Thence, South 83°16'06" West, a distance of 92.99 feet;
Thence, North 60°18'04" West, a distance of 52.61 feet;
Thence, North 78°54'23" West, a distance of 188.38 feet;
Thence, South 70°38'33" West, a distance of 37.30 feet;
Thence, North 66°55'30" West, a distance of 90.18 feet to the Point of Beginning. Containing 416,470 square feet or 9.56 acres, more or less.

Being the same property conveyed to Timothy A. Kelly and Claire-Lise A. Kelly as Tenants in Common each owning an undivided 1/2 interest by Quitclaim Deed dated July 30, 2010, of record in Book 5106, page 737, Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3088 Hillsboro Road, Brentwood, TN 37027.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of July, 2026.

Timothy A. Kelly

Claire-Lise A. Kelly by Timothy A. Kelly, her attorney-in-act

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Timothy A. Kelly**, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2026.

Notary Public

My Commission Expires: 3/12/29

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Timothy A. Kelly**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact for Claire-Lisa A. Kelly and who further acknowledged that he executed the within instrument as the free act and deed of Claire-Lisa A. Kelly.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2026.

Notary Public

My Commission Expires: 3/12/29

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BK: 10110 PG: 21-25

26029836

5 PGS:AL-DEED	
1126146	
08/19/2026 - 08:09:44 AM	
BATCH	1126146
MORTGAGE TAX	0.00
TRANSFER TAX	7215.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	7243.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS