THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1467679 DEEDWARR
09/03/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20260903-0081638

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ari Rutan 370 Wallace Road, A15 Nashville, TN 37211	Same as New Owner	147-03-0B-114.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Smokey Summit Holdings LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Ari Rutan**, hereinafter called the Grantee(s), and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real estate in Davidson County, Tennessee, being Unit No. A-15 of Southern Hills Condominium created under Title 66, Chapter 27, § 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to John D. Key, Jr. and wife Willie Kate Key by Quitclaim Deed from Benjamin D. Moore, unmarried, filed on June 20, 2014, at Instrument No. 20140620-0054059, Davidson County Register of Deeds. John D. Key, Jr. is now deceased, leaving Willie Kate Key as the surviving Tenant by the Entirety. Being further conveyed to Smokey Summit Holdings, LLC, by Warranty Deed from Tanika Henning, filed on 12/29/2025, at Instrument No. 20251229-0102445, Register's Office for Davidson County, Tennessee.

This is property commonly known as 370 Wallace Road, A15, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

202609030081638

Witness the hand of the Grantor's representative below, this 27th **day of August, 2026**:

SMOKEY SUMMIT HOLDINGS LLC, A LIMITED LIABILITY COMPANY

By: X _____

Name: Nic Stone

Title: Member

STATE OF Tennessee)
)
COUNTY OF Tennessee)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared Nic Stone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Member of **Smokey Summit Holdings LLC, a Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Smokey Summit Holdings LLC, a Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 27th day of August, **2026**:

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Tennessee

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$125,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 27th DAY OF **August, 2026:**

_____
Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
May 29, 2030

Certificate of Authenticity

for Electronically Filed Document

I, W. Aaron Forther, 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 8/27/2026 (date of document).

Date: 8/31/2026

Affiant Signature

State of Tennessee)

)

County of Williamson)

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202609030081638