(1)

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

Karen Johnson Davidson County
Batch # 1472214 DEEDWARR
09/14/2026 10:11:37 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20260914-0084999

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$975,000.00**

Subscribed and sworn to before me this 8th day of September, 2026.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Chen Ken Karger **205 Gifford Place** **Joelton, TN 37080**	**Chen Ken Karger** 1300 old Hickory Blvd. Brentwood, TN 37027	**022-00-0-153**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **The Gifford Partnership, a Tennessee General Partnership**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Chen Ken Karger**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

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

Being Lot 1, on the Final Plat of W. C. Gifford Lands Commercial P.U.D., as shown on plat of record in Plat Book 6900, Page 878, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description ofsaid property.

Being the same property conveyed to William C. Gifford by Warranty Deed from The Gifford Company, A Tennessee Corporation and Gifford Investments, Tennessee Partnership of record in Book 7433, Page 41, Register's Office for Davidson County, Tennessee, dated December 22, 1987 and recorded on December 23, 1987.

Being a portion of the same property conveyed to The Gifford Partnership by Quitclaim Deed from William C. Gifford and wife, Mary Sue Gifford of record in Book 9203, Page

This is ( ) unimproved (X) improved commercial property known as: 205 Gifford Place, Joelton, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 8th day of September, 2026.

The Gifford Partnership

By: Donna G Knepper

Donna G. Knepper, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Donna G. Knepper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of **The Gifford Partnership**, the within name bargainor, a partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and official seal at Goodlettsville, Tennessee this the 8th day of September, 2026.

NOTARY PUBLIC
My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY