Name and Address of New Owner:
KHI Corp
116 Buckhead Court
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1298447 DEEDWARR
07/17/2025 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $514.67
20250717-0056491

Send Tax Bills To:
KHI Corp
116 Buckhead Court
Brentwood, TN 37027

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-25-4268

Map & Parcel No: 119 02 0 064.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Tammie Sue Myles, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **KHI Corp Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of CUNNINGHAM HEIGHTS, as of record in Plat Book 2331, page 76, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Garwood Drive at the common corner of Lots 21 and 22; thence with the margin of said Drive, Westerly 105.8 feet to a concrete monument at the beginning of a curve; thence around said curve in a Southerly direction 31.42 feet to a concrete monument in the East margin of Stirton Road; thence Southerly with said road, 115 feet to the corner of Lots 22 and 23; thence along the line between said lots, Easterly 123.88 feet to the corner of Lots 21 and 22; thence Northerly along the line between said lots, 110 feet to the beginning.

Being the same property conveyed to Tammie Sue Myles, by Quitclaim Deed from Tammie Sue Myles as Administrator of the Estate of Elsie Mae Brown, of record in Instrument No. 20160414-0035724, in the Register's Office of Davidson County, Tennessee, dated April 13, 2016 and recorded on April 14, 2016.

Being the same property conveyed to Donald Leon Brown and wife, Elsie Mae Brown,

by Warranty Deed from Glada Mai Trotter and Millard James Trotter, of record in Book 4388, Page 669, in the Register's Office of Davidson County, Tennessee, dated December 24, 1969 and recorded on December 29, 1969. The said Donald Leon Brown died on 2001, then Elsie Mae Brown died on October 18, 2025 intestate, devising subject property to Tammie Sue Myles as sole heir. See Probate Case 15P-1922, Davidson County, Chancery Court.

Property commonly known as: 215 Garwood Drive, Nashville, TN 37210

This conveyance is subject to the following: 1) Property taxes for the year 2025, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2025.

Tammie Sue Myles (SEAL)
Tammie Sue Myles

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 16th day of July, 2025, before me personally appeared Tammie Sue Myles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2025.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammie Sue Myles
Affiant

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 16th day of July, 2025.

Tanya Stafford
Notary Signature
My commission expires: 1-5-2028



Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 7/16/25 (date of document).

Affiant Signature

7/17/25

Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 17th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.