Name and Address of New Owner:
Fore Sea LLC, a Tennessee limited liability company
1704 Montclair Blvd
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1305025 DEEDWARR
08/01/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250801-0061148

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-11-0-317.00

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, **KAS Holdings, LLC, a Washington Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fore Sea LLC, a Tennessee limited liability company**"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 292 on the Plan of McGavock, Wetmore, and Other's Second Addition to Nashville, called the "Addition to the Town of McGavock," of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 292 fronts 50.0 feet on the easterly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company by Warranty Deed from Lawrence Simpson and wife, Marlita Simpson, of record in Instrument No. 20210929-0130802, Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 29, 2021.

Being improved property known as 1734 16th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 31st day of July, 2025.

KAS Holdings, LLC, a Washington Limited Liability Company

By: Kenneth D. Patton, III
Kenneth D. Patton, III, Authorized Member

State of TN
County of Warren

Before me, Erin A. Toy of the state and county mentioned, personally appeared Kenneth D. Patton, III, Authorized Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of KAS Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Notarized online using audio-video communication

Witness my hand, at office, this 31st day of July, 2025.

Notary's Signature
My commission expires: 03/09/2027

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Erin A. Toy
Tennessee Notary Public
Online Notary Public
Cannon County
Commission Expires: 03/09/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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 $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 31st day of July, 2025.

Notary Public
My commission expires: 3/20/2028
File No. GNT-25-4081

BRIA SAWYERS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 3/20/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/01/2025.

Affiant Signature

08/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/01/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY