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

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

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4282

Map & Parcel No: 025-03-0-032.00

Karen Johnson Davidson County
Batch# 1328721 DEEDWARR
10/01/2025 01:56:30 PM 5 pgs
Fees: $28.00 Taxes: $277.50
20251001-0078236

# 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, **David Pegram, an unmarried man**, "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. 4 on the Plan of Final Plat of F.G. Hooper Lots, of record in Plat Book 8250, Page 684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond Pegram and Mary Pegram, a married couple, as tenants by the entireties by Special Warranty Deed from Bradley S. Fields, an unmarried person of record in Instrument No. 20160616-0061051 Register's Office for Davidson County, Tennessee, dated June 8, 2016 and recorded on June 16, 2016.

The said Raymond Pegram having died on or about November 13, 2018, vesting Mary Pegram as surviving tenant by the entirety.

Being the same property conveyed to David Pegram, unmarried by Quitclaim Deed from Mary Pegram of record in Instrument No. 20200214-0016983 Register's Office for Davidson County, Tennessee, dated February 3, 2020 and recorded on February 14, 2020.

Property most commonly known as: 435 Moncrief Avenue, Goodlettsville, TN 37072

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

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 15th day of August, 2025.

_____(SEAL)
David Pegram

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of August, 2025, before me personally appeared David Pegram, 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 15th day of August, 2025.




Notary Signature
My commission expires: 05/08/2029

## 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 $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Signature
My commission expires: 05/08/2029



## 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 8/15/25 (date of document).

Affiant Signature

9/29/25
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 29th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL




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