Karen Johnson Davidson County
Batch# 1379463 DEEDWARR
02/12/2026 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,698.30
20260212-0011197

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

Maryleigh Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2026.

Kimbra Spann
Notary Public

MY COMMISSION EXPIRES: 1/17/2027
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-7

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Barnes King, III, Trustee of Dawna Ray Trust dated February 10, 2026	Same as new owner	119 13 0 182.00
(NAME) **PO Box 340020**	(NAME)	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Philip Myhre and Mary E. Myhre, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Andrew Barnes King, III, Trustee, of the Dawna Ray Trust dated February 10, 2026** (the "**Grantee(s)**"), its heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 477 Morton Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 9th day of February, 2026.

GRANTOR:

David Philip Myhre

Mary E. Myhre

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David Philip Myhre and Mary E. Myhre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 9th day of February, 2026.

Notary Public

My Commission Expires: 03/09/27

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Number 76 on the MAP OF COLLEGE HEIGHTS, of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Myhre and Mary E. Myhre, a married couple, by Quitclaim Deed from David Myhre, married, of record in Instrument No. 20220218-0019509, in the Register's Office of Davidson County, Tennessee, dated January 10, 2022, and recorded on February 18, 2022.

Being the same property conveyed to David Myhre, an unmarried man, by Warranty Deed from Joshua Jenkins and Julie Jenkins, husband and wife, of record in Instrument No. 20190408-0031357, in the Register's Office of Davidson County, Tennessee, dated April 04, 2019, and recorded on April 08, 2019.

Certificate of Authenticity

I, Kimbra Spann, 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 2/9/2026.

Date

Affiant Signature

2/10/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of February, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY