KDP

Name and Address of New Owner:
Brody Robert Evans
7355 Cristobal Avenue
Atascadero, CA 93422

Send Tax Bills To:
TJC Mortgage Inc.
1 Perimeter Park South, Suite 230S
Birmingham, AL 35243

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4367

Map & Parcel No: 081-06-0-375.00

Karen Johnson Davidson County
Batch# 1386129 DEEDWARR
02/26/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260226-0015438

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 **Brody Robert Evans, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property in Davidson County, Tennessee, and described as follows, to-wit :

Being the Westerly 44 feet of Lot No. 36, Subdivision of a part of Lot No. 16 of the Nichols Property, of record in Book 2, Page 49, Chancery Court at Nashville.

Said part of Lot No. 36 fronts 44 feet on the Northerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company, by Warranty Deed from Music City Holdings, LLC , a Texas Limited Liability Company, of record in Instrument No. 20211209-0163189 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 9, 2021.

Being improved property known as **2308 Seifried Street, Nashville, TN 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 24th day of February, 2026.

KAS Holdings, LLC, a Washington Limited Liability Company

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

State of Florida
County of Duval

Before me, Darrell Rodney Smith 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.

Witness my hand, at office, this 24th day of February, 2026.

Darrell Rodney Smith
Notary's Signature
Darrell Rodney Smith
My commission expires: 01/05/2028

DARRELL RODNEY SMITH
Notary Public - State of Florida
Commission # HH 469836
Expires on January 5, 2028

Notarized remotely online using communication technology via Proof.

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 $415,000.00, 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 24th day of February, 2026.

Notary Public
My commission expires: 5-4-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 2.24.26.

Affiant Signature 2.24.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of February, 2026.

Notary Signature

My Commission Expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON