ADDRESS NEW OWNER: EFD Forrest Development, LLC, a Tennessee limited liability company
929 MYATT INDUSTRIAL DRIVE
MADISON, TN 37115

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 086-02-0-033.00

Karen Johnson Davidson County
Batch# 1406169 DEEDWARR
04/16/2026 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260416-0031248

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Tonya Dilts, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **EFD Forrest Development, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Dodson Heights of record in Book 2900, page 113, Register's Office for Davidson, Tennessee, to which plan is hereby referenced for a more accurate description thereof.

Being the same property conveyed to Douglas M. Dilts and wife, Tonya Dilts by Warranty Deed from Eddie Forrest Dilts of record in Instrument No. 20160321-0026776, dated March 16, 2016 and recorded March 21, 2016, Register's Office for Davidson County, Tennessee. Douglas M. Dilts (a/k/a Doug Dilts) having since died February 26, 2026, leaving Tonya Dilts as the surviving tenant by the entirety.

Douglas M. Dilts is one and the same person as Douglas Milton Dilts.

This is property with a common address of 6021 Cortez Court, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Plan of Dodson Heights of record in Book 2900, page 113, Register's Office for Davidson, Tennessee.(3) Restrictive Covenants for Dodson Height Subdivision of record in Book 3130, page 623 and amended in Book 3161, page 279, Register's Office for Davidson, Tennessee. Expired November 25, 2000.(4) Restrictive Covenant for Accessory Apartment of record in Instrument No. 20141007-0093082, Register's Office for Davidson, Tennessee.(5) Article of Organization of EFD Forrest Development, LLC of record in Instrument No. 20040319-0031393, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of April 2026.

Tonya Dilts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tonya Dilts, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 16th day of April 2026.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 22 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn before me this 16th day of April 2026.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 22 2030

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), 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 April 16, 2026 (date of document).

Signature of above

04/16/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2030