Karen Johnson Davidson County
Batch# 1412217 DEEDWARR
04/28/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260428-0037201

Prepared By & Return To:
Malcolm Title LLC
100 5th Street
Ste. 520
Bristol, TN 37620
MTL-26-1291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of April, 2026

Notary Public

Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
KHI Corp 106 Mission Court Franklin, TN 37067	KHI Corp 106 Mission Court Franklin, TN 37067	007140C00100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Purple Doors LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KHI Corp Inc., a Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1535 SPRINGFIELD HWY, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1535 SPRINGFIELD HWY, a Horizontal Property Regime, of record in Instrument Number 20251007-0080051, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to PURPLE DOORS LLC, a Tennessee limited liability company by Warranty deed from EVERETTE W. SANDERS, JR and TAMMY SANDERS,

Husband and Wife of record in Instrument No. 20220628-0074136 Register's Office for Davidson County, Tennessee, dated 6/17/2022 and recorded on 6/28/2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1535 Springfield Highway, Goodlettsville, TN 37072
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of April, 2026.

Purple Doors LLC, a Limited Liability Company

By: _____ Chief Executive Manager
Corey Lavinder, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KANDES J. DUNGEY of the state and county mentioned, personally appeared Corey Lavinder, Chief Executive Manager of Purple Doors LLC, 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 Chief Executive Manager of Purple Doors LLC, the within named bargainor, a Limited Liability Company, and that such Corey Lavinder, Chief Executive Manager of Purple Doors LLC as such Chief Executive Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Executive Manager.

Witness my hand and official seal at NASHVILLE TENNESSEE .. this 23rd day of April, 2026.

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Notary Public
My Commission Expires: 09/07/2026

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 4/23/26.

Affiant Signature – Joshua A. Terry

4/28/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/28/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27