Karen Johnson Davidson County
Batch# 1422681 DEEDWARR
05/20/2026 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20260520-0045336

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Certified Title Corporation
11459 Cronhill Drive, Suite M, Owings Mills, MD 21117
Order Number: P-26TN2501

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **DOROTHEA HARTLEY a/k/a DOROTHEA W. HARTLEY**, unmarried, for Four Hundred Ten Thousand Dollars and Zero Cents ($410,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby convey(s) unto the Grantee(s), **CHRISTOPHER LUC NYHUS**, unmarried, whose address is 2669 Miami Avenue, Nashville, TN 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee being Lot No. 33 and the southeasterly 20 feet of Lot No. 34 on the Plan of J. H. Gothard's Subdivision of record in Book 547, page 94, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Land in Davidson County, Tennessee being the northwesterly 30 feet of Lot No. 34 and all of Lot No. 35 on the Plan of J. H. Gothard's Subdivision of record in Plat Book 547, page 79, said Register's Office, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that he/she/they is/are lawfully



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seized of the above-described real estate, that he/she/they has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 052 09 0 157.00 and 052 09 0 158.00
Street address of property: 2669 & 2667 Miami Avenue, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Book 10788, Page 192 and Book 10788, Page 202 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Christopher Luc Nyhus, 2669 Miami Avenue, Nashville, TN 37214

Signed this 8th day of April, 2026,

Signature(s) of Grantor(s):

Dorothea W Hartley

Dorothea Hartley
a/k/a Dorothea W. Hartley

STATE OF California, COUNTY OF Ventura, SS:

BE IT REMEMBERED That on this 08 day of April, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Dorothea Hartley a/k/a Dorothea W. Hartley**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

John Enriquez

Notary Public

JOHN ENRIQUEZ
Notary Public - California
Ventura County
Commission # 2406207
My Comm. Expires May 28, 2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I, Christopher Luc Nyhus, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Four Hundred Ten Thousand Dollars and Zero Cents ($410,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13th day of May, 2026,

Signatures of Affiant(s):

Christopher Luc Nyhus

Sworn and subscribed before me this 13th day of May, 2026.

Notary Public

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

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Tennessee Certification of Electronic Document

I, Eileen Huff, 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 4/8/26 (date of document).

Affiant Signature

4/8/26
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 8th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/15/26

NOTARY'S SEAL

MICHAEL SEGAL
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 10-15-2026