Karen Johnson Davidson County
Batch# 1436599 DEEDWARR
06/22/2026 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20260622-0056071

Name and Address of New Owner:
Supervisory Services
757 Armstrong Place
Brentwood, TN 37027

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:104 09 0 156.00

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, **LEE D. KOON**, "the Grantor has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SUPERVISORY SERVICES, a Tennessee general partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 61, of Block 3, Division "A", on the Plan of Richland Realty Company's Subdivision, as shown of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said part of Lot No. 61 fronts 50.0 feet on the northerly side of West End Avenue and extends back 200.00 feet, more or less, to a dead line, measuring 44.75 feet, more or less, on the rear line.

BEING the same property conveyed by Special Warranty Deed from Joe Doctora, unmarried to Lee D. Koon, recorded June 18, 2007, as Instrument No. 20070618-0072405 in Davidson County, Tennessee Register of Deeds.

This is improved property, known as: 3514 West End Avenue, Nashville, TN 37205

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors and assigns, forever in fee simple.

Grantor covenants that he 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 18th day of June, 2026.

Lee D. Koon

Lee D. Koon

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 18th day of June, 2026, before me personally appeared LEE D. KOON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2026.

Notary Signature
My commission expires: September 2, 2028

TAMARA FOWLER
Notary Public
Commission Number 673593
Expires: September 2, 2028
Maricopa County

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $1,150,000.00, 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 18th day of June, 2026.

Notary Public
My commission expires: 05-17-2028
File No. 2026-05-5535

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

I, Jack E. Gritton II, 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 06/18/2026. (date of document)

Affiant Signature

Date: 06/18/2026

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Subscribed to me this 18th day of June, 2026.

Jessica Jones

Notary Public

My commission expires: 05/17/2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE