BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
Sunny Properties LLC
2250 Wilma Rudolph Boulevard
Suite F 109
Clarksville, TN 37040

Send Tax Bills To:
2250 Wilma Rudolph Boulevard
Suite F 109
Clarksville, TN 37040

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch # 1445753 DEEDWARR
07/14/2026 09:22:51 AM 3 pgs
Fees: $18.00 Taxes: $684.50



20260714-0063262

Map & Parcel No: 130-01-0A-020.00-CO

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, **Shannon Kiss**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Sunny Properties, LLC, A Tennessee limited liability company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit C-4, Belle Meade Terrace, as of record in Plat Book 5200, Page 325, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jean Anderson, unmarried, by Warranty Deed from Lauren H. Bugg and Thomas L. Bugg, wife and husband, of record in Book 11270, Page 1, Register's Office for Davidson County, Tennessee, dated December 18, 1998 and recorded on December 29, 1998. The said Jean Anderson having died on our about June 28, 2006, her estate being probated in the Circuit Court for Davidson County, Tennessee, Case No. 22P1419,

Being the same property conveyed to the Estate of Susan Strauss by Executor's Quitclaim Deed from Shannon Kiss, Successor Executor of the Estate of Jean Anderson, of record in Instrument No. 20260518-00444409, Register's Office for Davidson County, Tennessee, dated May 4, 2026 and recorded on May 18, 2026. The said Susan Strauss having died on or about October 3, 2021, her estate being probated in the Circuit Court for Davidson County, Tennessee, Case No. 22P1419.

Being the same property conveyed to Shannon Kiss by Executor's Quitclaim Deed from Shannon Kiss, Executor of the Estate of Susan Strauss, Deceased, of record in Instrument No. 20260518-0044410, Register's Office for Davidson County, Tennessee, dated May 4, 2026 and recorded on May 18, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 116 Harding Place, Unit C-4, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, 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.

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

Grantor covenant that she 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. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9 th day of July, 2026.

_____(SEAL)
Shannon Kiss

STATE OF CO
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon Kiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th th day of July, 2026.

Michele L Beecher
NOTARY PUBLIC
State of Colorado
Notary ID # 20194047372
My Commission Expires 12-20-2027

Michele L Beecher
Notary Public
My commission expires: 12-20-2027

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 $185,000.00, 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
13 th day of July, 2026.

Notary Public
My commission expires:_____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

File No. GNT-26-4730