This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9691-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is ~~$~~685,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2026.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Karen Johnson Davidson County
Batch# 1462772 DEEDWARR
08/21/2026 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260821-0078167

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zoe Ann Wilson 2274 Stowevalley Drive Southeast Kentwood, MI 49508	Kind Lending, LLC 4 Hutton Centre Drive Suite 1000 Santa Ana, CA 92707	067 00 0 124.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **MillarRich Properties, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Zoe Ann Wilson, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described according to a Boundary Plat made by William M. Keel, Registered Land Surveyor, No. 990, dated February, 1987, as follows:

Beginning at an iron pin in the Southerly margin of Old Hydes Ferry Pike, said pin being referenced from a spike in the intersection of the centerline of Old Hydes Ferry Pike, with the centerline of Old Hickory Boulevard (in the Scottsboro Community) as follows:

Beginning at said spike in the intersection of the centerline of Old Hydes Ferry Pike with the centerline of Old Hickory Boulevard thence; South 87 degrees 55 minutes 00 seconds East, 511.80 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 81 degrees 00 minutes East, 82.40 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 6° 47' 30" West, 15.49 feet to an iron pin, the point of beginning of this survey.

Thence, S 6° 47' 30" W, 66.42 feet to an iron pin thence; S 7° 54' 24" W, 110.37 feet to an iron pin thence; S 48° 45' 43" E, 174.26 feet to an iron pin thence; S 10° 08' 38" W, 461.37 feet to an iron pin thence; S 67° 17' 56" E, 405.20 feet to an iron pin thence; N 6° 39' 29" E, 815.49 feet to an iron pin in the Southerly margin of Old Hydes Ferry Pike thence; with the Southerly margin of Old Hydes Ferry Pike, N 78° 57' 56" W, 338.36 feet to an iron pin thence; continuing with said margin, along a curve to the left (L = 3° 59' 38"; R = 2368.48 feet) a distance of 165.09 feet to the point of beginning, containing 7.33 acres, more or less.

Being the same property conveyed to MillarRich Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Matthew W. Konyn and Jennifer P. Konyn, husband and wife, of record in Instrument No. 20220624-0072463, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022, and recorded on June 24, 2022.

This is improved property located at: **4939 Old Hydes Ferry Pike, Nashville, TN 37218**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 17th day of August, 2026.

GRANTOR:

MillarRich Properties, LLC, a Tennessee Limited Liability Company

By: Susan Lynn Richardson
Susan Lynn Richardson, Member

By:
Cecil Rowan Millar, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan Lynn Richardson and Cecil Rowan Millar with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that they are the Members of MillarRich Properties, LLC, a limited liability company, that they are authorized by MillarRich Properties, LLC to execute this instrument on its behalf.

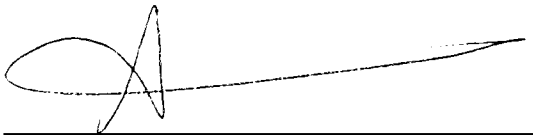
WITNESS my hand and seal at office this 17th day of August, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 8/18/26.



Affiant Signature — Date: 8/19/26

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8/19/26.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

