Karen Johnson Davidson County
Batch# 1467770 DEEDWARR
09/03/2026 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $3,737.00
20260903-0081760

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39301-06-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00. Megan E Hinde Affiant Subscribed and sworn to before me this 27th day of August, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan E. Hinde 610 45th Avenue North Nashville, TN 37209	JPMorgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240-2050	Map and Parcel No.: 091 12 0 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Daniel J. Killian and Hannah C. Killian, husband and wife (collectively, "Grantors"), have this day bargained and sold, and does hereby transfer and convey to Megan E. Hinde, single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 610 45th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27th day of August, 2026.

GRANTORS:

Daniel J. Killian

Hannah C. Killian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel J. Killian and Hannah C. Killian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2026.

Notary Public
My Commission Expires:

KELLYE. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 and 71 of Block 56 on the PLAN OF NO. 1 OF WEST NASHVILLE of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 50 feet on the Easterly side of 45th Avenue North and run back between parallel lines, Lot No. 71 running back along the South margin of Georgia Avenue, 105.5 feet to an alley.

Being the same property conveyed to DANIEL J. KILLIAN and HANNAH C. KILLIAN, by Warranty Deed from MRB DEVELOPERS, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200428-0044412, in the Register's Office for Davidson County, Tennessee, dated April 24, 2020, and recorded on April 28, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan I of West Nashville, as recorded in Book 57, Pages 74 and 75.

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 27, 2026 (date of document).

Affiant Signature

Date 8/28/26

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 28th day of August, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027