Karen Johnson Davidson County
Batch# 1475322 DEEDWARRSP
09/21/2026 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,513.30
20260921-0087301

SPECIAL WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH OF SEPTEMBER 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Riley Robert Loveless	Same as New Owner	071 02 0L 040.00
(NAME)	(NAME)	
433 Wildwood Heights		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KSSK LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Riley Robert Loveless, an unmarried man** (the "**Grantee(s)**"), his/her/their successors and/or heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 433 Wildwood Heights, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), his/her/their successors and/or heirs and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee(s), his/her/their successors and/or heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee(s) acknowledges and agrees that the Property is subject to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Hampton Heights (now known as Wildwood Heights), a Horizontal Property Regime with Private Elements, of record as Instrument No. 20250311-0018495, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Wildwood Heights, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20250515-0038264, and as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wildwood Heights, a Planned Unit Development, of record as Instrument No. 20260813-0075018, said Register's Office, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16th day of September, 2026.

GRANTOR:

KSSK LLC,
a Tennessee limited liability company

By: Austen Helfrich
Austen Helfrich, Authorized Representative

STATE OF Texas)

COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared by means of an interactive two-way audio and video communication, Austen Helfrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he is the Authorized Representative of KSSK LLC, a Tennessee limited liability company, the within named Grantor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Representative of the Grantor.

WITNESS my hand, at office, this 16th day of September, 2026.

NOTARY PUBLIC STATE OF TEXAS

KaTesha Owens
ID NUMBER
13170071-0
COMMISSION EXPIRES
August 28, 2030

KaTesha Owens 09/16/2026
Notary Public KaTesha Owens ID # 13170071-0
Notary Public, State of Texas, Harris County
My Commission Expires: 08/28/2030

For SPECIAL WARRANTY DEED

Electronically signed and notarized online using the Proof platform.

"EXHIBIT A"
DESCRIPTION OF THE PROPERTY

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 40 of WILDWOOD HEIGHTS, a Horizontal Property Regime with Private Elements, established pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wildwood Heights, a Planned Unit Development, of record as Instrument No. 20260813-0075018, as amended in Instrument No. 20260916-0086203, in the Register's Office of Davidson County, Tennessee, with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to KSSK LLC, by Quit Claim Deed from KSSK, LLC, of record in Instrument No. 20250210-0010050, in the Register's Office of Davidson County, Tennessee, dated February 06, 2025 and recorded on February 10, 2025.

Being part of the same property conveyed to KSSK, LLC, by Quit Claim Deed from KSSK, LLC, of record in Instrument No. 20221031-0117345, in the Register's Office of Davidson County, Tennessee, dated October 28, 2022 and recorded on October 31, 2022.

Being part of the same property conveyed to KSSK, LLC, by Quit Claim Deed from KSSK, LLC, of record in Instrument No. 20140108-0002151, in the Register's Office of Davidson County, Tennessee, dated January 08, 2014 and recorded on January 08, 2014.

Being part of the same property conveyed to KSSK, LLC, by Warranty Deed from Edith H. Johnson, unmarried, of record in Instrument No. 20130430-0042752, in the Register's Office of Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 16, 2026.

Affiant Signature

September 16, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of September, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27