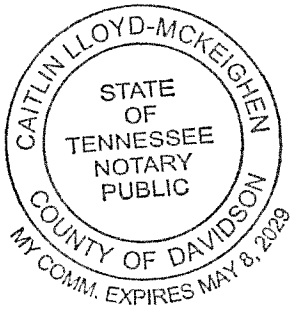
Karen Johnson Davidson County
Batch# 1483733 DEEDWARRSP
10/14/2026 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,541.05
20261014-0094324

# SPECIAL WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,500.00.

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH OF OCTOBER 2026.

Caitlin McKeighen
Notary Public

MY COMMISSION EXPIRES: 5-8-2029.
(AFFIX SEAL)

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

File No.: 2026-GTE-333

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Secdrick Brass | Same as New Owner | 071 02 0L 043.00 |
| (NAME)<br>439 Wildwood Heights | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37207 | (ADDRESS) | |
| (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 **Secdrick Brass, a single man** (the "**Grantee**"), his 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 2027 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 439 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 8th day of October, 2026.

**GRANTOR:**

**KSSK LLC,**
a Tennessee limited liability company

By: _____
Clay Adkisson, Authorized Representative

STATE OF Florida )

COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Clay Adkisson, 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 8th day of October, 2026.

Clay Adkisson aka Clayton Adkisson
Signer provided TN DL.

SAMER GORRIN VAZQUEZ
Notary Public - State of Florida
Commission # HH 535436
Expires on July 6, 2028

Samer Gorrin Vazquez
Notary Public

My Commission Expires: 07/06/2028

Notarized remotely online using communication technology via Proof.

# Exhibit "A"
## Property Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 43 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.

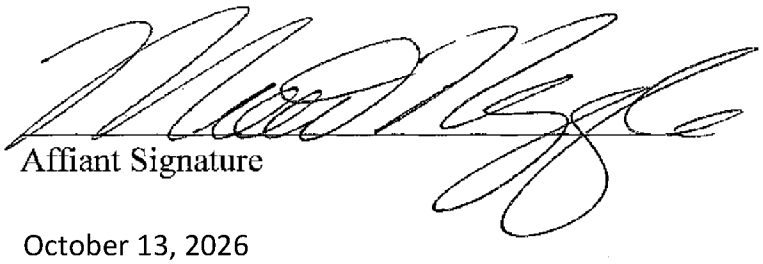
Being part of the same property conveyed to KSSK, LLC, by Quit Claim Deed from KSSK, LLC, of record in Instrument No. 20221031-0117345, in the Register's Office of Davidson County, Tennessee, dated October 28, 2022 and recorded on October 31, 2022.

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 October 8, 2026.



Affiant Signature

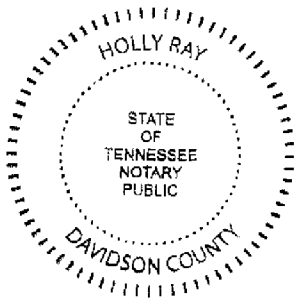
October 13, 2026

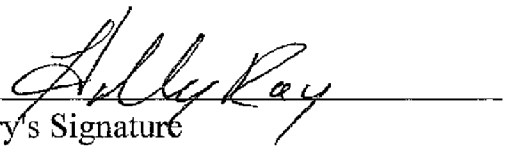
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of October, 2026.



Notary's Signature

My Commission Expires: 03/09/27