THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233485**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Bryan Howard Affiant Subscribed and sworn to before me, this 10th day of March, 2021. Diane Jaynes Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 590633 DEEDWARR
03/12/2021 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20210312-0032825

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Landon Development Group, LLC 6319 Valley Road East Nashville TN 37205	Send Tax Bills To: New Owner 720 Vosswood Dr. Nashville, TN 37205	Tax Information: Tax Parcel ID No. 129-03-0-028.00

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, **Bryan Howard, Trustee of the East Valley Trust u/a/d January 20, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Landon Development Group, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled West Meade Farms Section 1, of record in Plat Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRYAN HOWARD, AS TRUSTEE OF THE EAST VALLEY TRUST U/A/D JANUARY 20, 2017, by deed from TAL L. HOWELL and CHARLES M. COX, WIFE AND HUSBAND, of record in Instrument No. 20170123-0007168 , dated January 20, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 129-03-0-028.00.

Matters shown on the Plan of record in Plat Book 1424, page 47, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6177, page 410, said Register's Office.

This is improved property located at 6319 Valley Road East Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 10th day of March, 2021.

East Valley Trust u/a/d January 20, 2017

Bryan Howard

By: Bryan Howard, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Howard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the East Valley Trust u/a/d January 20, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of March, 2021.

Diane Jaynes

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

True Copy Certification

I, John A. Pitts Sr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature:

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Pitts Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY