Karen Johnson Davidson County
Batch# 887197 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20220711-0079582

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns
SPENCER FANE BONE MCALLESTER
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The MaroonTide Trust 4043 Williford Way Spring Hill, TN 37174	Same	173-05-OA-109.00

KNOW ALL MEN BY THESE PRESENTS that SCOTT D. EWING AND HOLLI E. EWING, husband and wife, hereinafter "Grantors", hereby transfer and convey unto the Trustees of THE MAROONTIDE TRUST u/t/a dated June 16, 2022, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assig, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Being all of Lot No. 109 (One Hundred Nine) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-084791, and Amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Barnes Crossing, LLC, a Tennessee Limited Liability Company, dated August 7, 2006, appearing of record in Instrument Number 20060809-0097859; Further Source(s) of Title of record in Instrument Number 20041207-0145544 and in Instrument Number 20050203-0012945 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20050721-0084791 and in Instrument Number 20050811-0095171, Charter of Home Owner's Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all matters shown on said Master Deed of record in Instrument Number

20050721-0084791 as Amended of record in Instrument Number 20051114-0136938, all of said Register's Office.

Being the same property conveyed to Scott D. Ewing and Holli E. Ewing, husband and wife, by deed from Old South Properties, Inc., a Tennessee corporation in Instrument No. 20061206-0150509 of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they 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 for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 16 day of June 2022.

GRANTORS:

Scott D. Ewing

Holli E. Ewing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Scott D. Ewing and Holli E. Ewing, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of June 2022.

Notary Public

My Commission Expires: 5/9/2023

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NSH-2491190.2

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Glen A. Cirlis, 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 June 22, 2022 (date of document).

Glen A. Cirlis
Affiant Signature

July 7, 2022
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 7th day of July, 2022.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY