Name and Address of New Owner:
Michael J. Wall
1908 Piedmont Avenue
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 980179 DEEDWARR
03/13/2023 02:28:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20230313-0018136

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 023-00-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julie Darlene Rook, f/k/a Julie R. Wall,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael J. Wall** ,"the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Surveyor License No. 271, dated April 6, 1988, as follows:

Beginning at an iron pin in the Easterly margin of Lickton Pike at the common corner of a tract of land owned by Dawn Eanes Wright and Ricky Edward Wright by deed of record in Book 7804, Page 1, Register's Office for Davidson County, Tennessee; thence along the Easterly margin of Lickton Pike North 41 degrees 42 minutes 53 seconds East 343.39 feet to a point in the intersection of Lickton Pike and Shaw Road; thence along a curve having a radius of 82.480' a distance of 90.928 feet to a point in the Southerly margin of Shaw Road; thence along the Southerly margin of Shaw Road South 75 degrees 07 minutes 16 seconds East 320.29 feet to a point; thence along a curve having a radius of 1645.345' a distance of 541.876 feet; thence North 86 degrees 00 minutes 39 seconds East 310.93 feet to a point; thence along a curve having a radius of 682.500' a distance of 218.752 feet; thence along a curve having a radius of 403.061' a distance of 178.293 feet to a point; thence along a curve having a radius of 721.738' a distance of 241.930 feet to a point; thence North 73 degrees 46 minutes 56 seconds East 172.67 feet to a point; thence along a curve having a radius of 3487.640' a distance of 341.823 feet to a iron pin found; thence leaving the Southerly margin of Shaw Road and along the Westerly margin of a tract of land owned by Albert E. Douglas by deeds of record in Book 4641, Page 478 and Book 2146, Page 108, Register's Office for Davidson County, Tennessee, South 03 degrees 22 minutes 02 seconds East 2437.59 feet to an iron pin set at corner post; thence along the Northerly margin of a tract of land owned by J. T. Blackwell and A. Tolbert, Jr., by deed of record in Book 3934, Page 884, Register's Office for Davidson County, Tennessee, North 81 degrees 01 minutes 41 seconds West 1204.91 feet to an iron pin set a corner post; thence North 79 degrees 16 minutes 30 seconds West 120.40 feet to an iron pin found at stone; thence along the Westerly margin of Blackwell & Tolbert, South 14 degrees 50 minutes 00 seconds West 726.43 feet to an iron pin found in fence; thence along the Northerly margin of a tract of land owned by Dalton Pewitt by deed of record in Book 5130, page 309, said Register's Office, North 64 degrees 30 minutes 50 seconds West 120.19 feet to a large stone; thence North 50 degrees 06 minutes 42 seconds West 212.89 feet to an iron pin set at stone and 20" ash tree; thence North 47 degrees 08 minutes 05 seconds West 130.82 feet to an iron pin set at marked tree; thence North 88 degrees 14 minutes 50 seconds West 192.56 feet to an iron pin found; thence along the Northerly margin of a tract of land owned by Lawrence Robert Towns by deed of record in Book 5323, Page 381, said Register's Office, South 84 degrees 18 minutes 33 seconds West 136.97 feet to an iron pin set at marked stone; thence North 69 degrees 46 minutes 08 seconds West 154.31 feet to iron pin set at iron

post; thence North 34 degrees 06 minutes 22 seconds West 192.65 feet to an iron pin set at corner post, being the common corner of Towns and J. W. Dutton property by deed of record in Book 1810, page 537, said Register's Office; thence along the Easterly margin of Dutton, North 16 degrees 01 minutes 53 seconds East 925.39 feet to an iron pin set at corner post; thence North 43 degrees 58 minutes 29 seconds West 617.57 feet to a point in the Southeast corner of Wright; thence along Wright's Easterly margin, North 42 degrees 25 minutes 35 seconds East 430.11 feet to a point; thence North 48 degrees 17 minutes 07 seconds West 534.20 feet to the point of beginning, containing 124.19 acres, more or less.

Being the same property conveyed to Michael J. Wall and wife, Julie R. Wall by Warranty Deed from Dawn Wright aka Dawn Monet Eanes Wright and Kellye Knight aka Kellye Rhea Eanes Knight, both individually as tenants in common, and as Devisees under the Last Will and Testament of H. Ray Eanes, and as Co-Executrices of the Estate of the said H. Ray Eanes, deceased of record in Instrument No. 20170623-0063290, Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 23, 2017. (Value of consideration shown in aforementioned deed $1,000,000.00.) Per Final Decree of Divorce in Docket No. 20D-1912, Third Circuit Court for Davidson County, Tennessee, the Court approved the Marital Dissolution Agreement, which called for the sale of the subject property. The parties later agreed that Michael J. Wall would purchase outright the interest in the property held by Julie R. Wall, now known as Julie Darlene Rook, by Purchase and Sale Agreement attached hereto as Exhibit "A".

NOTE: Exempt from conveyance tax aas adjustment of property rights between divorcing parties under Tenn. Code Ann. § 67-4-409(a)(1)(c)(v).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2023.

_____(SEAL)
Julie Darlene Rook

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julie Darlene Rook, f/k/a Julie R. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of March, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $*~~1,000,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$0

(Affiant)

Sworn to and subscribed before me this
10th day of March, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My commission expires:_____

File No. GNT-23-2630

202303130018136

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (the "Agreement"), made and entered into this 22nd day of February, 2023, by and between
Julie Darlene Rook (formerly Julie Rook Wall) ("Seller") and
Michael Joseph Wall ("Buyer").

WITNESSETH

1. PROPERTY, TITLE AND CONVEYANCE

Seller hereby agrees to convey, by good and valid General Warranty Deed (the "Deed") and other appropriate documents of conveyance, to Buyer, and Buyer agrees to purchase from Seller, for and in consideration of the Purchase Price, and upon the terms and conditions hereof, fee simple title to a certain tract or parcel of real property more particularly described as follows:

all of Seller's right, title, and interest in 2145 Shaw Road, Goodlettsville, TN 37072

as recorded in the Davidson County Register of Deeds Office, deed book _____, page _____ and/ or instrument number 20170623-0063290

(the "Property").

The Property also includes all barns, sheds, workshops, fences, fixtures, landscaping, improvements, and appurtenances, all being collectively referred to herein as the "Property." Included as part of the Property (if present): all attached light fixtures and bulbs including ceiling fans; permanently attached plate glass mirrors; heating, ceiling and plumbing fixtures and equipment; all doors, storm doors and windows; all window treatments (e.g, shutters, blinds, shades, curtains, draperies) and hardware; all wall-to-wall carpet; range; all built-in kitchen appliances; all bathroom fixtures and bathroom mirrors; all gas logs, fireplace doors and attached screens; all security system components and controls; garage door opener and all remote controls; an entry key; swimming pool and its equipment; awnings, permanently installed outdoor cooking grills; all landscaping and all outdoor lighting; mailboxes; attached basketball goals, not only including the anchors for such goals but also including the remaining components, including but not limited to poles and backboards; TV mounting brackets (but excluding flat screen TVs); antennae and satellite dishes (excluding components); and central vacuum systems and attachments.

Other items that remain with the Property at no additional cost to Buyer:

Items that will not remain with the Property:

_____

_____

Seller warrants that at the time of Closing, Seller will convey or cause to be conveyed to Buyer or Buyer's assign(s) good and marketable title to said Property, subject only to (a) zoning; (b) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach; (c) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and (d) other encumbrances specified in this Agreement.

If title examination, closing or loan survey pursuant to Tenn. Code Ann. 62-18-126, boundary line survey, or other information discloses material defects, Buyer may, at Buyer's discretion: (a) accept the Property with the defects or (b) require Seller to remedy such defects prior to Closing Date. Buyer shall provide Seller with written notice of such defects. If defects are not remediated prior to Closing, Buyer and Seller may elect to extend the closing Date by mutual written agreement. If defects are not remedied by the Closing Date, or any mutually agreed upon extension thereof, this Agreement shall terminate, and Buyer shall be entitled to refund of the Earnest Money.

Good and marketable title shall mean title which a title insurance company licensed to do business in Tennessee will insure at its regular rates, subject only to standard exceptions. The title search used for the purpose of evidencing good and marketable title must be acceptable to the title insurance agent and the issuing title insurance company.

2. CONSIDERATION OF PAYMENT

Buyer agrees to pay for the Property an amount equal to $1,000,000.00 (the "Purchase Price") at Closing. Buyer warrants that, except as may be otherwise provided herein, Buyer will at Closing have sufficient funds to complete the purchase of the Property under the terms of this Agreement. The Purchase Price shall be disbursed to Seller or Seller's Closing Agent by a Federal Reserve Bank wire transfer.

3. EARNEST MONEY

Buyer is not required to deposit earnest money to be applied to the Purchase Price at closing.

4. PRORATIONS

Real estate taxes and association fees for the calendar year shall be prorated as of the Closing Date, with Buyer and Seller each responsible for one-half of the real estate taxes accrued for the current year before the Closing. In the event of a change or reassessment of taxes for the calendar year after Closing, the parties agree to pay their recalculated share. Real estate taxes and association fees for prior years will be paid by Seller. Special assessments approved or levied prior to the Closing Date shall be paid by the Seller at or prior to Closing.

5. TITLE INSURANCE

Upon execution and delivery of this Agreement, Buyer and/or Buyer's Lender shall apply to Fidelity National Title Insurance Company by and through the Closing Agent for Buyer and Seller, Greater Nashville Title, LLC, 4603 Gallatin Pike, Nashville, TN 37216 (615) 865-1470 email - orders@gnt.llc, for a title insurance commitment (the "Commitment") in the amount of the Purchase Price which shall disclose the state of the title to the Property and shall constitute the commitment of the Title Insuror to insure the title at Closing in the name of Buyer with an owner's title insurance policy.

Cost of title search, mortgagee's policy and owner's policy (rates to be as filed with the Tennessee Department of Commerce and Insurance) shall be paid as follows:

by Seller

At Closing, Seller shall pay for owner's title insurance policy for benefit of the Buyer in the amount of the Purchase Price and loan title insurance for benefit of the lender in the amount of the loan amount. Buyer shall receive benefit of simultaneous issue.

Seller agrees to execute such appropriate affidavits and instruments as may be required by the issuing title insurance company.

6. SELLER'S EXPENSES

Seller shall pay all existing loans and/or liens affecting the Property, including all penalties, release preparation costs, and applicable recording costs; any accrued or outstanding association dues or fees; fee (if any) to obtain lien payoff/estoppel letters from any and all associations, property management companies, mortgage holders, or other liens affecting the Property; Seller's closing fees, document preparation fee and/or attorneys' fees; fee for preparation of deed; notary fee on deed; and financial institution wire transfer fee or courier service fee related to the disbursement of any lien payoff(s). Seller additionally agrees to permit any withholdings and/or to pay any additional sum due as is required under the Foreign Investment in Real Property Tax Act. Failure to do so will constitute a default by Seller.

In the event Seller is subject to tax withholding as required by the Foreign Investment in Real Property Tax Act (hereinafter "FIRTPA"), Seller additionally agrees that such tax withholding must be collected from Seller by Closing Agent at the time of Closing. In the event Seller is not subject to FIRTPA, Seller shall be required as a condition of closing to sign appropriate affidavits certifying that Seller is not subject to FIRTPA.

7. BUYER'S EXPENSES

Buyer shall pay all transfer taxes and recording fees on deed of conveyance and deed of trust; Buyer's closing fee, document preparation fee and/or attorney's fees; preparation of note, deed of trust, and other loan documents; mortgage loan insurance or boundary line survey; credit report; required premiums for private mortgage, hazard, and flood insurance; required reserve deposits

for insurance premiums and taxes; prepaid interest; re-inspection fees pursuant to appraisal; insured Closing Protection Letter; association fees; and any costs incident to obtaining and closing a loan, included but not limited to: appraisal, origination, discount points, application, commitment, underwriting, document review, courier, assignment, photo, tax service, notary fees, and any wire fee or other charge imposed for the disbursement of the Seller's proceeds according to the terms of this Agreement.

8. FINANCING

This Agreement is contingent on Buyer obtaining financing for the entire Purchase Price. Seller agrees to finance $300,000.00 dollars of the Purchase Price pursuant to a promissory note from Buyer to Seller of $300,000.00, bearing 3% interest per annum, payable over a term of fifteen (15) years with even monthly payments, secured by a deed of trust or mortgage lien with the first payment to begin on the 1st day of March, 2026.

9. DUE DILIGENCE PERIOD

From the execution of this Agreement until 9:00 A.M./P.M. CST on the 18th day following completion of the Binding Agreement Date (the "Due Diligence Period"), Buyer may (i) investigate Buyer's ability to obtain sufficient loans to be secured by deeds of trust on the Property; (ii) perform or cause to be performed an appraisal of the Property; and (3) inspect the Property and determine in its sole and absolute discretion whether the Property is acceptable to Buyer. This includes, but is not limited to, examination of the Commitment and inspection of all encumbrances, legal, physical or otherwise, as well as any easements of record to Buyer's full, personal, and absolute satisfaction. In the event Buyer fails to notify Seller in writing during Inspection Period that this condition has not been satisfied, this condition shall conclusively be deemed for all purposes to have been satisfied and the Property shall be deemed acceptable. If the Property is unacceptable to Buyer within the Inspection Period, Buyer shall so inform Seller in writing prior to the expiration of the Inspection Period and this Agreement shall be null and void and of no force and effect whatsoever and neither party hereto will have any liability, legal or otherwise, arising from this Agreement.

10. RIGHT TO INSPECT

Buyer may at all times before the closing go upon the Property, with Seller's agent present if desired by Seller, with its own personnel, its agents, and engineers as needed, to inspect, examine, survey or otherwise do whatever Buyer deems necessary by way of inspection, engineering, tests and planning for the Property. This privilege shall include the right to make soil tests, borings, and other tests required to obtain any information necessary to determine subsurface conditions, all of which shall be satisfactory to Buyer for its contemplated use of the Property as determined within the Inspection Period. In its exercise of the privileges granted by this paragraph, Buyer shall substantially restore the Property to its original condition prior to the commencement of work.

11. RISK OF LOSS AND CONDEMNATION

All risk of loss of or to the Property in whole or in part shall remain on Seller until transfer of legal

title to Buyer at closing. If before closing any condemnation proceeding is or has been commenced with respect to the Property or any casualty results in damage to the Property or improvements thereon, Buyer shall have the option of either terminating this Agreement or of completing the purchase contemplated herein. In the event Buyer elects to terminate this Agreement, all parties shall be relieved from any further liability hereunder. If, however, Buyer shall elect to complete this transaction, there shall be no reduction in the Purchase Price and Buyer shall be entitled, in the case of fire or other casualty, to receive from the insurance carrier all insurance proceeds or, in the case of condemnation, to receive the entire award for the Property or the portion thereof so taken. Buyer shall be required to pay or absorb any "deductible" in the event Buyer receives the insurance proceeds. Seller shall execute and deliver to Buyer on the closing hereunder all proper instruments for the assignment and collection of any such proceeds and awards.

12. SUCCESSORS AND ASSIGNS

Any rights and obligations of the Buyer or Seller under this Agreement shall be freely assignable to any other person, firm or corporation by either party.

13. DEFAULT

If this Agreement has not been terminated in accordance with any of its provisions at or prior to Closing, and Buyer fails to consummate the purchase of the Property pursuant to this Agreement or otherwise defaults on its obligations hereunder at or prior to Closing for any reason except failure by Seller to perform hereunder, or if prior to Closing any one or more of Buyer's representations or warranties are breached in any material respect, Seller shall provide Buyer with written notice of such default or breach. Buyer shall have five (5) business days after Buyer's receipt of such notice to cure such default. If Buyer does not cure such default within five (5) business days after Buyer's receipt of the written notice, then Seller may, as Seller's sole remedy, either (i) terminate this Agreement by written notice delivered to Buyer, and the Title Agent shall deliver the Earnest Money (together with any interest earned thereon) to Seller, as Seller's liquidated damages, or (ii) enforce specific performance of this Agreement by Buyer.

If this Agreement has not been terminated in accordance with any of its provisions at or prior to Closing, and Seller fails to consummate the sale of the Property pursuant to this Agreement or otherwise defaults on its obligations hereunder at or prior to Closing for any reason except failure by Buyer to perform hereunder, or if prior to Closing any one or more of Seller's representations or warranties are breached in any material respect, Buyer shall provide Seller with written notice of such default or breach. Seller shall have five (5) business days after Seller's receipt of such notice to cure such default. If Seller does not cure such default within five (5) business days after Seller's receipt of the written notice, then Buyer may, at Buyer's sole option, do any one or more of the following: (i) terminate this Agreement by written notice delivered to Seller and receive a full refund of the Earnest Money from the Title Agent (together with any interest earned thereon), and Seller shall reimburse Buyer for Buyer's actual, documented out-of-pocket expenses incurred in connection with this Agreement; or (ii) enforce specific performance of this Agreement. The prevailing party in any action involving this Agreement is entitled to the award of reasonable

attorneys' fees and court costs.

14. GOVERNING LAW AND VENUE

This Agreement is intended as a contract for the purchase and sale of real property and shall be interpreted in accordance with the laws of the State of Tennessee.

15. ENTIRE CONTRACT AND BINDING EFFECT

This Agreement and its exhibits constitute the entire agreement of the parties and no statement or representation shall be considered a part of this Agreement, or binding upon the parties, unless contained herein or set forth in written agreement executed by Seller and Buyer and made a part hereof.

16. CLOSING DATE

The parties will close on or before the 15th day of March, 2023, unless extended by written agreement of Buyer and Seller.

17. POSSESSION

Possession of the Property shall pass to Buyer at the time of closing.

18. BROKER, COMMISSION, AND RESPONSIBILITY.

Seller and Buyer agree that this Agreement has been negotiated and entered into without the assistance and participation of a real estate broker.

19. CONSULT LEGAL COUNSEL.

This is intended to be a legally binding contract READ IT CAREFULLY. NO REPRESENTATION OR RECOMMENDATION IS MADE BY EITHER PARTY OR THE PROVIDER OF THIS FORM OF CONTRACT AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT, OR TAX CONSEQUENCES OF THIS DOCUMENT OR THE TRANSACTION CONTEMPLATED HEREIN.

20. MARITAL DISSOLUTION AGREEMENT

Seller and Buyer agree that the transaction contemplated in this Agreement satisfies Section 5 of their Marital Dissolution Agreement in case no. 20D-1912 of the Third Circuit Court for Davidson County, Tennessee. To the extent necessary, pursuant to Section 33 of the Marital Dissolution Agreement, Seller and Buyer agree to modify the Marital Dissolution Agreement to conform to this Agreement. Seller and Buyer agree that none of the $20,000.00 in funds earmarked to pay for Property expenses pursuant to Section 7(A) of the Marital Dissolution Agreement remain to be divided between Seller and Buyer.

21. TIME PERIODS.

Time is of the essence in this Agreement. All time periods referred to in this Agreement are to be

counted in calendar days, not working business days. Any time periods set forth in this Agreement which fall on a weekend or national holiday, shall be moved to the next succeeding calendar working day. Mutual execution of this Agreement shall, for all purposes, be deemed to be the latest of the dates of execution by Seller or Buyer. Time is of the essence to this Agreement and all provisions herein.

22. NOTICES

Any notice, or other communication hereunder shall be in writing and shall be deemed to have been duly given if delivered in person or sent by email or prepaid first class registered or certified mail; by telegram, mailgram, or by Federal Express or similar express mail service, to the address as follows:

TO BUYER:	TO SELLER:
1606 Cahal Avenue Nashville, TN 37206	1908 Piedmont Avenue Nashville, TN 37216

The addresses for the purposes of this paragraph may be changed by giving notice as provided herein. Notices shall also be deemed to have been given upon receipt or actual knowledge, by any means, of the information contained in said notice.

23. METHOD OF EXECUTION. The parties agree that signatures and initials transmitted by facsimile, other photocopy transmittal, or by transmittal of digital signature as defined by the applicable State or Federal law will be acceptable and may be treated as originals and that the final Purchase and Sale Agreement containing all signatures and initials may be executed partially by original signature and partially on facsimile, other photocopy documents, or by digital signature as defined by applicable State or Federal law.

24. Until fully executed by all parties, this writing shall be construed to be an offer to sell or purchase. Unless extended in writing, this offer shall expire at 6:00 P.M. on February 24, 2023.

IN WITNESS THEREOF, this Agreement has been executed by the Buyer and Seller as of the day and year set out below (the "Binding Agreement Date" shall be the later of the dates set forth below.)

SELLER:	BUYER:
Julie Darlene Rook	Michael Joseph Wall
2/22/23	2/22/23
Date	Date

202303130018136

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-10-23 .

Affiant Signature

3-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of March, 2023.

Notary Signature

My Commission Expires: 05/09/2026

