THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1042798 DEEDWARR 08/25/2023 10:21:30 AM 3 pgs Fees: $18.00 Taxes: $8,325.00 20230825-0066515	STATE OF Tennessee) COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00 Affiant Subscribed and sworn to before me, this 22 day of August, 2023. Notary Public My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Counts Holdings, LLC 1152 Sewanee Road Nashville, TN 37220	Send Tax Bills to: Counts Holdings, LLC 7887 Hwy 71 S Wickes, AR 71973	Tax Information: Tax Parcel ID No. 131-16-0A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eugenia Lee Lockwood, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COUNTS HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's 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, Unit B as shown on the Plan attached to the of Homes at 1150 and 1152 Sewanee Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210824-0114134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eugenia Lee Lockwood by Quitclaim deed from John A. lee, Jr. of record in Instrument No. 20210824-0114135 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 24, 2021.

This is improved property commonly known as: **1152 Sewanee Road Nashville, TN 37220**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 18th day of August, 2023.

Eugenia Lee Lockwood

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugenia Lee Lockwood**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of August, 2023.



Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 8/18/23.

Affiant Signature – Joshua A. Terry

8/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/23.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON