WARRANTY DEED

The actual consideration or value for this transfer is $215,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 18th day of DECEMBER, 2023.

NOTARY PUBLIC
My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch # 1085105 DEEDWARR
12/22/2023 11:33:54 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20231222-0098836

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
HONKY TONK HOMES, LLC 1700 State Street Nashville, TN. 37203	New Owner	086 00 0 342.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by HONKY TONK HOMES, LLC, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JODY DONNELL EWIN, DAVID J. EWIN, JR., VENUS MARGARET SMITH, ERICKA ALICIA SMITH,** and **MARKIESHE SCHANTI SMITH** herein, have bargained and sold, and by these presents do transfer and convey unto:

HONKY TONK HOMES, LLC, A Tennessee Limited Liability Company, the GRANTEE herein, its successors, heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns, forever. We do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Acreage calculation is from previous Deed and believed to be more or less accurate.

This is improved property known as: 1123 Tulip Grove Rd., Hermitage, TN 37076.

Witness our hands this 18th day of DECEMBER, 2023.

JODY DONNELL EWIN

DAVID J. EWIN, JR.

VENUS MARGARET SMITH

ERICKA ALICIA SMITH

MARKIESHE SCHANTI SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named **Jody Donnell Ewin, David J. Ewin, Jr., Venus Margaret Smith, Ericka Alicia Smith,** and Markieshe Schanti Smith the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Nthey executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 19 day of DECEMBER, 2023.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV SEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"
Property Description

A parcel of land being the Northeasterly part of Tract No. 9 on the plan of the Isabelle Ewin property, as recorded in Minute Book 4; Page 502 and 503, in the Office of the Clerk and Master for Davidson County, Tennessee, a copy of said plan being attached to the deed of Record in Book 5282, Page 636, Register's Office for Davidson County, Tennessee, said parcel being situated in the 2nd Civil District of Davidson County, Tennessee, and described according to an un-recorded survey by John D. McCormick dated March 21, 1990, as follows:

BEGINNING at a point in the Easterly margin of Tulip Grove Road, said point being the Southwest corner of Tract #8 and the Northwest corner of Tract #9 of the Isabelle Ewin Property as recorded in Minute Book 4, Pages 502 and 503 and given the Northwest corner of the property herein described; thence S. 73 Degrees 59' 05" E. a distance of 970.27 feet to a point; thence S. 5 Degrees 12' 38" W. a distance of 191.32 feet to a point; thence N. 77 Degrees 14' 55" W. a distance of 686.24 feet to a point; thence N. 16 Degrees 00' 55" E. a distance of 202.00 feet to a point; thence N. 73 Degrees 59' 05" W. a distance of 315.00 feet to a point in the Easterly margin of Tulip Grove Road N. 2 Degrees 30' 08" E. a distance of 25.71 feet to the point of beginning and containing 3.368 acres, more or less.

Being the same property conveyed to David Joe Ewin, [Sr.] by deed from Perkins Baxter Ewin, dated October 9, 1999, and of record in Book 11697, page 317, Register's Office for Davidson County, Tennessee. The said David Joe Ewin having died on April 3, 2020, Davidson County Probate Case **# 21P-1801**, leaving **Jody Donnell Ewin, David J. Ewin, Jr., Venus Margaret Smith, Ericka Alicia Smith**, and **Markieshe Schanti Smith** as his sole heirs-at-law and beneficiaries, as reflected by the Probate case listed herein, and by Affidavit of Heirship of record as Instrument #20221221-0131629, Register's Office for Davidson County, Tennessee.

Davidson County Tax Map:
086 00 0 342.00

Address:
1123 Tulip Grove Rd.
Hermitage, TN. 37076