SPECIAL WARRANTY DEED

SYDNEY LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

B- Karen Johnson Davidson County
Batch # 1153073 DEEDWARRSP
07/01/2024 01:19:01 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20240701-0049472

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ewing Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**105-07-0-208.00**
P.O. Box 159038		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OPERATION STAND DOWN TENNESSEE, A TENNESSEE CORPORATION,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EWING HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Map of Hamilton Subdivision of record in Minute Book 1, Page 97, County Court for said County and being known as Lots 7 and 8 on the unrecorded map of a resurvey of a part of said lot.

Said Lots adjoin and front together 100 feet on the north side of Hamilton Avenue and run back between parallel lines, parallel to and 335 feet west of the westerly margin of Main Ave., 107.5 feet to an alley in the rear.

Being the same property conveyed to Operation Stand Down Nashville by Warranty Deed from Bluegrid Properties of record in Instrument No. 20040923-0115213 Register's Office for Davidson County, Tennessee, dated September 23, 2004 and recorded on September 17, 2004. Operation Stand Down Nashville is now known as Operation Stand Down Tennessee.

This conveyance is subject to:
- Taxes for the year 2024.
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Hamilton Ave, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 28 DAY OF JUNE, 2024.

Operation Stand Down Tennessee, a Tennessee corporation

BY: Eden J Murrie

Eden Murrie
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDEN MURRIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF EXECUTIVE OFFICER of OPERATION STAND DOWN TENNESSEE, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal, this the 28 of June, 2024.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903