This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23476-AP

Karen Johnson Davidson County
Batch# 1213322 DEEDWARR
12/09/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20241209-0095208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2024.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Max Lee Haskell-Corwin 519 S 11th St Nashville TN 37206	P/O 094-01-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Max Lee-Haskell Corwin, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 13, Payne, Blakemore and Cummings Addition to Nashville, according to survey and plat of same appearing of record in Book 57, page 70, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Max Lee-Haskell Corwin by Warranty Deed from Warren L. Corwin and Ramona M. Corwin, husband and wife, dated October 10, 2024, recorded October 17, 2024, of record in Instrument No. 20241017-0080413, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Warren L. Corwin and Ramona M. Corwin, husband and wife (Ramona M. Corwin being one and same person as Mona M. Corwin) by Warranty Deed from East Nash Properties, LLC, dated June 11, 2020, recorded June 25, 2020, of record in Instrument No. 20200625-0068489, said Register's Office.

Hannah Corwin joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **519 South 11th Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 6th day of December, 2024.

GRANTOR:

Max Lee-Haskell Corwin

Hannah Corwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Max Lee-Haskell Corwin and Hannah Corwin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that the yexecuted the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of December, 2024.

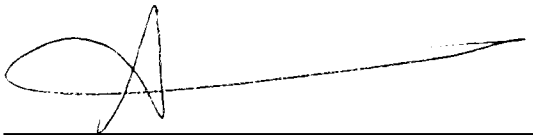
BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public
My Commission expires: 3/20/2028

202412090095208

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-9-2024**.



Affiant Signature — **12-9-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-9-2024**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

