This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
John H. Landing and Sara Landing
735 Ravensdowne Drive
Nolensville, TN 37135

Send Tax Bills To:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

Karen Johnson Davidson County
Batch # 1251962 DEEDWARR
03/25/2025 12 03 26 PM 4 pgs
Fees $23 00 Taxes $1,259 85
20250325-0022269

Map & Parcel No: 095-03-0-109

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Beverly H. Newman, an unmarried woman** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John H. Landing and Sara Landing, husband and wife** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of March, 2025.

Beverly H. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2025, before me personally appeared Beverly H. Newman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2025.

Notary Signature
My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,500.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of March, 2025.

Notary Signature
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, being Lot No. 19 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee

EXHIBIT B

Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 095-03-0-109.

The Plan of record in Plat Book 1835, pages 67 and 68, said Register's Office, showns an Owner's Certificate., and is subject to all matters as set forth therein.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 4278, page 138, said Register's Office.

Encroachment Easement of record in Instrument No. 20010201-0009766, said Register's Office.