# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1274083 DEEDWARR
05/16/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250516-0038686

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.23.27

(AFFIX SEAL)

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Onyx GRP, LLC | Onyx GRP, LLC | 054-14-0-001.00 |
| (NAME) | (NAME) | |
| 4275 Central Pike | 4275 Central Pike | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice M. Carruth, Trustee, of the Janice N, Carruth Revocable Living Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Onyx GRP, LLC**, hereinafter called the GRANTEE(S), his/her/their 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 Lot 58, on the Plan of Brandywine Farms, Section Two, as shown on plat of record in Plat Book 3700, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janice M. Carruth Revocable Living Trust by Warranty Deed from Wells Fargo Bank, N.A., dated 11/05/2013, of record in Instrument No. 20131202-0122340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 203 Rolling Mill Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 15th day of May, 2025.

Carruth Janice M Revocable Living Trust

By: Janice M. Carruth Trustee
Janice M. Carruth, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janice M. Carruth, Trustee of the Janice M. Carruth Revocable Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 15th day of May, 2025.

Tracey Trumpbour
Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPBOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**



25-000947-VCM

202505160038686

## Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/15/2025 (date of document).

Affiant Signature

5/16/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 16 day of May, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County