Karen Johnson Davidson County
Batch# 1277303 DEEDWARR
05/23/2025 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,303.14
20250523-0040980

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2110

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of May, 2025

Notary Public

Commission Expires: 8/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luke Aaron Bryan 1957 Tinnin Road Goodlettsville, TN 37072	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	007-00-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sweat Equity LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke Aaron Bryan, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, being part of the William Wade Manning property, and described according to a survey made by Southern Land Surveying Company, Inc., dated June of 1968, and described as follows:

Beginning at a monument in the north margin of Old Tinnin Road, at the corner of the Otto Pendley, Jr. property (DB 2469, PG 165), thence along an old rock wall, S 79 deg. 21 min.

50 sec. W 82.44 feet to an iron pin in Manning Property line, thence N 00 deg. 56 min. 40 sec. W 11.83 feet to an iron pin, thence N 87 deg. 45 min. 30 sec. W 87.98 feet to a monument, continuing along Manning's line N 04 deg. 31 min. E 494.58 feet to an iron pin, thence N 79 deg. 00 min. E 175 feet to an iron pin located 21.5 feet south of a corner post; thence along Pendley's west line and along a fence S 04 deg. 31 min. W 528.12 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Bonnie McDowell by Warranty Deed from Theresa Ann Wallace and husband, Lowell Wallace of record in Book 8063, Page 692, in the Register's Office for Davidson County, Tennessee, dated March 13, 1990 and recorded on March 13, 1990. The said Bonnie McDowell died on or about January 29, 2016, leaving her child, Tamela Chrestman as referenced in Affidavit of Heirship of record in Instrument No. 20170112-0003940, in the Register's Office for Davidson County, Tennessee. Reference is further made to the Order Adopting Mediation Agreement in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P276.

Being the same property conveyed to Cashing Homes, LLC, a Texas limited liability company by Warranty Deed from Tamela Chrestman, an unmarried woman of record in Instrument No. 20250102-0000121, in the Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on January 02, 2025.

Being the same property conveyed to Sweat Equity, LLC, a Tennessee limited liability company by Warranty Deed from Cashing Homes, LLC, a Texas limited liability company of record in Instrument No. 20250102-0000122, in the Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on January 02, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1957 Tinnin Road, Goodlettsville, TN 37072

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 so 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. 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.

Dated this the 20th day of May, 2025.

Sweat Equity LLC, a Tennessee Limited Liability Company

By: _____
Josh Sweat, Sole Member

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, John C. Bobbitt of the state and county mentioned, personally appeared Josh Sweat, Sole Member of Sweat Equity LLC, 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 Sole Member of Sweat Equity LLC, the within named bargainor, a Limited Liability Company, and that such Josh Sweat, Sole Member of Sweat Equity LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Hendersonville TN, this 20th day of May, 2025.

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Signature

Printed Name: John C. Bobbitt

My commission expires: 12-1-27

Certificate of Authenticity

I, Joshua A. Terry, 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 May 20th 2025.

Affiant Signature – Joshua A. Terry

May 22nd 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 22nd 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27