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Karen Johnson Davidson County
Batch # 1278450 DEEDWARRSP
05/28/2025 01 09 17 PM 4 pgs
Fees $23 00 Taxes $814 00
20250528-0041823

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Lilshack Holdings, LLC**, a Tennessee limited liability company, FIRST PARTY, which expression shall include successors and assigns, and **Eshetu Yelemwossen and wife, Azeb Yifru**, as tenants by the entirely, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land located in Davidson County, Tennessee, and being Unit Nos. 4, 5, 7, 8, 11, and 13, Homes at Pierce Road, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, of record as Instrument No. 20200304-0024402, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being a portion of the property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20250213-0010913, Register's Office of Davidson County.
>
> (Unit 4) Map/Parcel 043-01-0C-004.00
> Being also known as 1106 Palmer Ave., Madison, TN 37115
>
> (Unit 5) Map/Parcel 043-01-0C-005.00

Being also known as 1108 Palmer Ave., Madison, TN 37115

(Unit 7) Map/Parcel 043-01-0C-007 00
Being also known as 1121 Lawrence Ave , Unit 2, Madison, TN 37115

(Unit 8) Map/Parcel 043-01-0C-008.00
Being also known as 1121 Lawrence Ave., Unit 1, Madison, TN 37115

(Unit 11) Map/Parcel 043-01-0C-011.00
Being also known as 1127 Lawrence Ave., Madison, TN 37115

(Unit 13) Map/Parcel 043-01-0C-013 00
Being also known as 1131 Lawrence Ave., Madison, TN 37115

Description same as previous deed.

FIRST PARTY COVENANTS with SECOND PARTY that it has lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY, applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat; and all other matters of public record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 23rd day of May, 2025.

Lilshack Holdings, LLC,
a Tennessee limited liability company

By _____
Brent Wheeley, Member

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Brent Wheeley, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Lilshack Holdings, LLC, a Tennessee limited liability company, and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 23rd day of May, 2025.

My commission expires:
11/29/2026

Notary Public

TRACY RINKS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $220,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025.

My commission expires:
11/29/2026

Notary Public

TRACY RINKS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

NEW PROPERTY OWNERS:

Eshetu Yelemwossen and Azeb Yifru

6138 N New Hope Road

Hermitage, TN 37076

PERSON(S) RESPONSIBLE FOR TAXES.

Eshetu Yelemwossen and Azeb Yifru

6138 N New Hope Road

Hermitage, TN 37076

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