NEW OWNER:
Walker R. Corless
2308 Iloio Street
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-196

MAP & PARCEL
070-04-0-217.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1295571 DEEDWARR
07/10/2025 07:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20250710-0054157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TWENTY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 DOLLARS ($629,999.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Iloio Partners, LLC, a Tennessee Limited Liability Company** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Walker Ray Corless, a single man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the map of J.B. Haynie's Dewey Heights Subdivision, as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Fred Ezell and wife, Katherine Ezell by Warranty Deed from William H. Posey and wife, Susie J. Posey of record in Book 8697, page 30, Register's Office for Davidson County, Tennessee, dated July 30, 1992 and recorded on August 07, 1992.

Fred Ezell having deceased on or about May 8, 2008, vesting Katherine Ezell as surviving tenant.

Affidavit of Heirship of record as Instrument No. 20080626-0065751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wynn Flaming, a life estate, by Life Estate Deed from Katherine Ezell of record in Instrument No. 20201028-0125336 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 28, 2020.

Being the same property conveyed to Robert Green, Trustee by Quitclaim Deed from Katherine Ezell and Wynn Flaming of record in Instrument No. 20210917-0125571, Register's Office for

Davidson, County, Tennessee, dated September 09, 2021 and recorded on September 17, 2021.

Being the same property conveyed to Katherine Ezell by Quitclaim Deed from Robert Greene, Trustee, of record in Instrument No. 20210917-0125571, Register's Office for Davidson County, Tennessee, dated September 09, 2021 and recorded on September 17, 2021.

Being a portion of the same property conveyed to Ilolo Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Katherine Ezell, an unmarried woman of record in Instrument No. 20240124-0004776 Register's Office for Davidson County, Tennessee, dated January 15, 2024 and recorded on January 24, 2024.

Being a portion of the same property conveyed to Ilolo Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ilolo Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240206-0008268 Register's Office for Davidson County, Tennessee, dated February 05, 2024 and recorded on February 06, 2024.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 3rd day of July, 2025.

Ilolo Partners, LLC, a Tennessee Limited Liability Company

By: _____
Mike Baas, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Mike Baas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Member** of, **Ilolo Partners, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 3rd day of July, 2025.

NOTARY PUBLIC

My commission expires: 2-26-29

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 629,999.00.

AFFIANT

Sworn to and subscribed to before me this 3 day of July, 2025.

NOTARY PUBLIC

My commission expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 July 3rd, 2025.

Affiant Signature

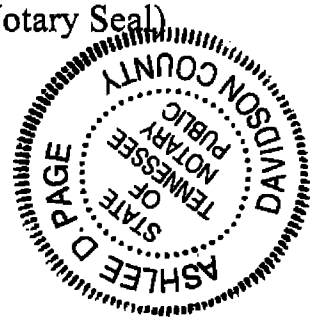
7-3-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026