WARRANTY DEED

Karen Johnson Davidson County
Batch # 1326750 DEEDWARR
09/25/2025 10 00 08 AM 2 pgs
Fees $13 00 Taxes $2,146 00

20250925-0076499

File No. BC-25-482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Wayne Lewis Haun	Legacy Home Loans	
(NAME)	(NAME)	
807 Winthorne Court	2 Cadillac Dr.	120-01-0-023 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SMOKY MOUNTAIN BUILDING, PLLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL WAYNE LEWIS HAUN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 No. 314, on the Plan of Glengarry Park, Section 3, of record in Plat Book 2900, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 314 fronts 80 feet on the Southerly margin of Winthorne Court, and extends back 166.0 feet on the Westerly line and 161.2 feet on the Easterly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Smoky Mountain Building, PLLC, a Tennessee Limited Liability Company by Warranty Deed from DreamInc., a Tennessee For Profit Corporation of record in Instrument No. 20240708-0051120 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 08, 2024.

This is property more commonly known as 807 Winthorne Court, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 23rd day of September, 2025.

Smoky Mountain Building PLLC Inc., a Tennessee Corporation

By: _____
Forrest Gray, Sole Member

STATE ~~OF TENNESSEE~~
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared Forrest Gray of Smoky Mountain Building PLLC, 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 Smoky Mountain Building PLLC, the within named bargainor, a Corporation, and that such Forrest Gray of Smoky Mountain Building PLLC as such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of September, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-25-807