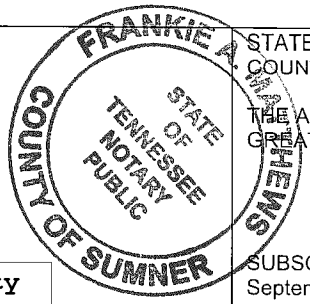
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of September, 2025 .

_____
Notary Public

My Commission Expires: 1-26-28

Karen Johnson Davidson County
Batch# 1328445 DEEDWARR
09/30/2025 02:22:30 PM 7 pgs
Fees: $38.00 Taxes: $1,369.00
20250930-0077789

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Greywood & Co, LLC	**NEW OWNER**	072-02-0-123.00
485 Riverview Lane		
Nashville, TN 37207		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Carolyn J. Orton, Ross Orton, James L. Orton, Jr., Kimberly Cobb, Michael Orton, Jimmy Elvin Chatman, Sandra Guy, Kenneth Chatman, Katelyn Ann Chatman and Grayson Drum, heirs at law of George Wesley Orton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Greywood & Co, LLC, a Tennessee Limited Liability Company, 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:

Land in Davidson County, Tennessee, being Lot 35, E. B. Craig's Subdivision of the Crownover Property, as in Book 894, pages 640 and 641, said Register's Office, together with an easement to that portion of Lot 34 on which improvements of the subject tract encroach, as described in Book 7817, page 663, said Register's Office.

Being the same property conveyed to George W. Orton, unmarried person by Deed from Michael S. Kaszyski, Jr., and wife, Dorothy G. Kaszyski, dated 7/6/89 and filed for record in Book 7888 Page 246, Register's Office for Davidson County, Tennessee.

George W. Orton died intestate on 7/14/2024 leaving the subject property vested in his heirs at law Carolyn J. Orton, William Ronald Orton, James Lewis Orton, Jr., Kimberly Orton Cobb Michael Orton, Jimmy Chatman, Sandra Guy, Kenneth Chatman, Katie Chatman, and Greyson Drum. The Estate of George W. Orton being probated under Case No. 25P-663, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

William Ronald Orton died intestate on 8/3/25 leaving his interest in the subject property vested in his sole heir at law, Ross Orton.

Affidavit of Heirship of record in Instrument No. 202509300077780, Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument Nos. 202509300077781;
202509300077782; 202509300077783; 202509300077784;
202509300077785; 202509300077786; 202509300077787; and
202509300077788, Register's Office for Davidson County, Tennessee.

Katie Chatman and Katelyn Ann Chatman are one and the same person.

Kimberly Ann Cobb and Kimberly (Orton) Cobb are one and the same person.

This conveyance is subject to the following:

Subject to all matters as shown on plat of record in Plat Book 894, Page 640 and 641, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to Restrictive Covenants of record in Book 1163, Page 18, said Register's Office.

Subject to Deed of Easement of record in Book 7888, Page 254 and Book 7817, Page 663, said Register's Office.

Subject to Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage of record in Book 4269, Page 79, said Register's Office.

This is unimproved X improved property, known as 1012 Hart Lane, Nashville, TN 37216

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 hand this 26th day of September, 2025.

Carolyn J. Orton

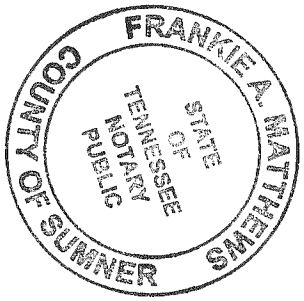
Ross Orton

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 26th day of September, 2025, before me personally appeared Carolyn J. Orton and Ross Orton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



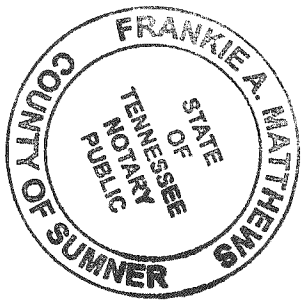
James L. Orton, Jr., by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for James L. Orton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



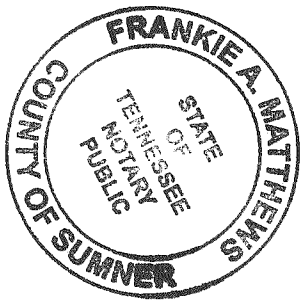
Kimberly Cobb, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Kimberly Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



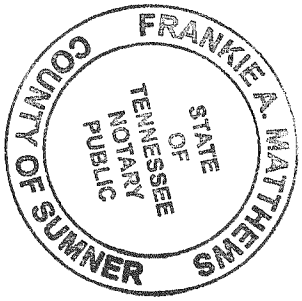
Michael Orton, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Michael Orton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



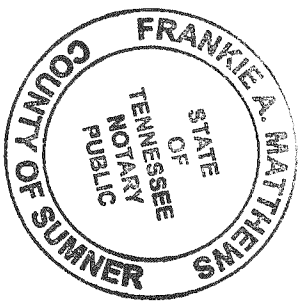
Jimmy Elvin Chatman, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Jimmy Elvin Chatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



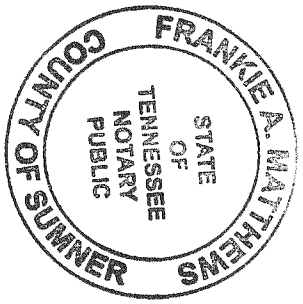
Sandra Guy, by Carolyn Orton, AIF
Sandra Guy, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Sandra Guy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



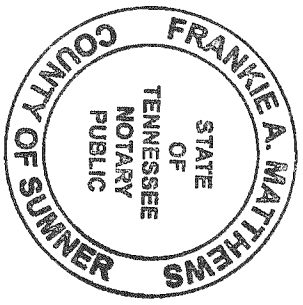
Kenneth Chatman, by Carolyn Orton, AIF
Kenneth Chatman, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Kenneth Chatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



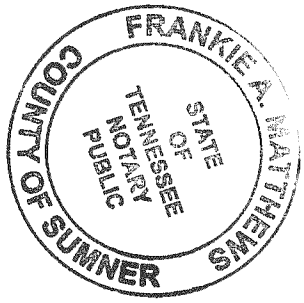
Katelyn Ann Chatman, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Katelyn Ann Chatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



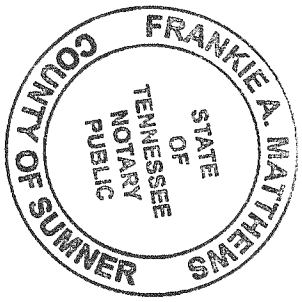
Grayson Drum, by Carolyn Orton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Orton as Attorney-in-Fact for Grayson Drum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires: 1-26-28



CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 9|26|25.

Cassie Pulley

Affiant Signature

Date: 9|26|25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 26th day of September, 2025.

K Lee

Notary Public

My commission expires: 8|24|27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.