Karen Johnson Davidson County
Batch# 1332198 DEEDWARR
10/09/2025 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $823.25
20251009-0080636

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title Inc 2605 Enterprise Rd E #270 Clearwater, FL 33759	Blake Sims 1410 Debow Street Old Hickory, TN 37138

Order Number: C-TN933390

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **EKRE of TN, LLC, a Delaware Limited Liability Company** for Two Hundred Twenty Two Thousand Five Hundred Dollars and 00/100 ($222,500.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Blake Sims, a single man,** sole ownership whose address is 1410 Debow Street, Old Hickory, TN 37138, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 77 on the Plan of Section C, Village of Old Hickory, as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All matters as set forth in Plat Book 1424, Page 66 in said Register's Office;

All matters set out in document including but not limited to easement of record in Book 2031, Page 294, in said Register's Office;

Charter of record in Book 8290, Page 865, in said Register's Office; and

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 053 03 0 146.00
Street address of property: 1410 Debow Street, Old Hickory, TN 37138

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20221101-0117847 in the Register's Office, Davidson County, Tennessee.

Signed this 2 day of October, 2025.

Signature of Grantor(s):

EKRE of TN, LLC

By _____
Michael DeFrancesco

Name/Title Authorized Signatory

STATE OF Florida, COUNTY OF Pinellas, SS:

BE IT REMEMBERED That on this 2 day of October, 2025, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael DeFrancesco in the capacity of authorized signatory for EKRE of TN, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

SUSAN HANLEY
MY COMMISSION # HH 359057
EXPIRES: May 7, 2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 053 03 0 146.00
Street address of property: 1410 Debow Street, Old Hickory, TN 37138

EKRE of TN, LLC, a Delaware Limited Liability Company

Oath of Consideration

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $222,500.00which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 2 day of October, 2025.

Signatures of Affiant(s):

_____
EKRE of TN, LLC, a Delaware Limited Liability Company
Michael DeFrancesco

Sworn and subscribed before me this 2 day of October, 2025.

_____
Notary Public

SUSAN HANLEY
MY COMMISSION # HH 359057
EXPIRES: May 7, 2027

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 10/2/2025 (date of document).

Thuy Nguyen
Affiant Signature

10/8/2025
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 8 day of Oct., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

