Name and Address of New Owner:
Robert Byron McEwen, III
5028 Napoli Dr.
Mt. Juliet, TN 37122

Send Tax Bills To:
New Home owner

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1335377 DEEDWARR
10/17/2025 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $976.80
20251017-0082909

Map & Parcel No: 135080A69300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel Aikens, and Tiffany Murphy-Aikens, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Byron McEwen, III** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows: Unit No. 693 Block 25 in a Horizontal Property Regime as shown on the condominium site plan of Nashboro Village Nineteen Condominiums as of record in Book 5200 Page 80 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Aikens, and Tiffany Murphy-Aikens by Warranty Deed dated August 1, 2023, from Erin Dias, Trustee of The Collins Family Trust, recorded August 8, 2023, in Instrument Number 20230808-0061446, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 693 Longhunter Ct, Nashville, TN, 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of October, 2025.

_____ (SEAL)
Samuel Aikens

_____ (SEAL)
Tiffany Murphy-Aikens

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of October, 2025, before me personally appeared Samuel Aikens and Tiffany Murphy-Aikens, 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 14th day of October, 2025.

_____
Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $264,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 15th day of October, 2025.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, 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 October 14, 2025

Affiant Signature

10/14/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of October, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

