1 of

This Instrument Prepared By
**Athens Title & Escrow LLC**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

Karen Johnson Davidson County
Batch # 1343535 DEEDWARR
11/12/2025 09 41 48 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20251112-0089856

| ADDRESS NEW OWNER | SEND TAX BILL TO | MAP & PARCEL |
|---|---|---|
| **Waystone Properties LLC**<br>**1113 Berwick Trail**<br>**Madison, Tennessee 37115** | **Crebrid LLC**<br>**8343 Douglas Ave**<br>**Dallas, TX 75225** | MAP **052**<br>GROUP **11 0**<br>PARCEL **034.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

**American Consulting Corporation, a Tennessee corporation**

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

**Waystone Properties LLC a Tennessee Limited Liability Company**

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 16 on the plan of Marlin Meadows, Section 3, as of record in Plat Book 2133, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the wester line and 142.6 feet on the easter line, to a line in the rear, which is broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to American Consulting Corporation, by Successor Trustee's Deed from Anthony R. Steele, as Successor Trustee for Jovetta Woodard and Patricia Robinson, Trustee, dated November 26, 2024 and filed of record December 2, 2024 as Instrument No. 20241202-0093271, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Marlin Meadows, of record in Plat Book 2133, page 26, said Register's Office
3. Sanitary Sewer Easement of record AS Book 5321, page 521, said Register's Office
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **1113 Berwick Trail, Madison, Tennessee 37115.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Waystone Properties LLC a Tennessee Limited Liability Company**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 6th day of November 2025.

**American Consulting Corporation, a Tennessee corporation**

Dale He

By: Dale Hire, President

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dale Hire, President** of **American Consulting Corporation, a Tennessee corporation,** the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President

WITNESS my hand and official seal at office this 6th day of November 2025

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee )
COUNTY OF Williamson )

The actual value or consideration, whichever is greater, for this transfer is $300,000 00.

AFFIANT

Subscribed and sworn to before me on this 6th day of November 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY