BOX 10-A

1st

WARRANTY DEED

Karen Johnson
Batch # 1355785
12/09/2025 11 17 17 AM
Fees $18 00 Taxes $4,576 90

Davidson County
DEEDWARR
3 pgs

20251209-0097860

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,237,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Freedom Development Holdings, LLC, a Tennessee Limited Liability Company	Freedom Development Holdings, LLC	
(NAME) 1211 Jefferson Davis Drive	(NAME) 5056 Kathryn Avenue	145 14 0 044 00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37064	
(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, WE, **NANCY KATHERINE CROFFORD AND LEIGH ANN HAYNES TWEEDALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREEDOM DEVELOPMENT HOLDINGS, 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

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the plat of TYNE VALLEY ESTATES SECTION 10, as of recorded in Book 3700, Page 136, Register's Office for Davidson County, Tennessee.
Said Lot No. 180 fronts 230.29 feet on the Southerly side of Jefferson Davis Drive and extends back 279.7 feet on the Easterly line and 251 feet on the Westerly line to a dead line measuring 180.8 feet thereon.

Being the same property conveyed to Dorise T. Haynes by Final Decree of record in Book 4621, Page 527, Register's Office of Davidson County, Tennessee. The said Dorise T. Haynes died on November 8, 2024, testate, devising subject property to Leigh Ann Haynes Tweedall and Nancy Katherine Crofford. See Probate Case 24P2465, Davidson County Probate Court.

Being the same property conveyed to Hugh M. Haynes, Jr., and wife Dorise T. Haynes, by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 4274, Page 341, in the Register's Office of Davidson County, Tennessee, dated August 30, 1968 and recorded on October 2, 1968.

The property is not the martial residence of the Grantors and as such is not subject to any homestead, dower, or marital interest as complemented by T.C.A. 26-2-307 or other similar statue.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1211 Jefferson Davis Drive, Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 1 day of December, 2025

Nancy K. Crofford
NANCY KATHERINE CROFFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Katherine Crofford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 1st day of Dec, 2025

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Witness my hand this _____ day of NOVEMBER 24, 2025

Leigh Ann Haynes Tweedall
LEIGH ANN HAYNES TWEEDALL

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leigh Ann Haynes Tweedall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 24 day of November, 2025

Commission expires Dec 21, 2027

Notary Public

MEDNARLY REGIS
Notary Public - State of Florida
Commission # HH 475863
My Comm. Expires Dec 21 2027