Karen Johnson Davidson County
Batch# 1357409 DEEDWARR
12/12/2025 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $3,663.00
20251212-0099136

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38986-11-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. Affiant Subscribed and sworn to before me this 9th day of December, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Smallwood 601 American Road Nashville, TN 37209	Emily Smallwood 601 American Road Nashville, TN 37209	Map and Parcel No.: 090161K00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Eleventh Hour Development GP, A Tennessee General Partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Emily Smallwood, unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 601 American Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of December, 2025.

GRANTOR:

Eleventh Hour Development GP
a Tennessee general partnership

BY: _____
Tabitha Smith, Partner

BY: _____
John Smith, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tabitha Smith and John Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Partners of Eleventh Hour Development GP, a Tennessee general partnership, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2025.

_____
Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Homes At 601 American Road, a horizontal property regime with private elements established by Declaration in Instrument No. 20241119-0089330, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Eleventh Hour Development GP, a Tennessee General Partnership, by deed dated November 8, 2024 from Colin E. Ellis, unmarried person, of record in Instrument No. 20241112-0087863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes At 601 American Road, of record in Instrument No. 20241119-0089330, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20241119-0089330, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 2663, Pages 2-6, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/9/25 (date of document).

Affiant Signature

12/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

