PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Name and Address of New Owner:
Elaine Ewing and Reginald Ewing, III
413 Eagle Ridge
Nashville, Tennessee 37209

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1358032
12/15/2025 09:45:55 AM
Fees: $13.00 Taxes: $3,214.19

Davidson County
DEEDWARR
2 pgs

20251215-0099405

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-3803

Map & Parcel No: 114-14-0A-057.00-CO

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, **Matthew John Conley and Alexa Marie Conley, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Elaine Misa Ewing, and Reginald Stansmore Ewing, III,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Major Subdivision Plat of Pine Ridge Estates, Phase 2 formerly known as "Woodland Forest, section 3" of record in Plat at Instrument No. 20180322-0027255, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew John Conley and Alexa Marie Conley, husband and wife, by Warranty Deed from Dalamar Homes, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20190605-0053505 Register's Office for Davidson County, Tennessee, dated June 4, 2019 and recorded on June 5, 2019.

Being improved property known as **413 Eagle Ridge, Nashville, Tennessee 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 10th day of December, 2025.

Matthew John Conley (SEAL)
Matthew John Conley

Alexa Marie Conley (SEAL)
Alexa Marie Conley

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew John Conley and Alexa Marie Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2025.

C. TURNER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 05-06-32

C.
Notary Public
My commission expires: 5-6-32

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Williamson)

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 $868,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of December, 2025.

Notary Public
My commission expires: 3/7/2026

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY