Karen Johnson Davidson County
Batch# 1374510 DEEDWARR
02/02/2026 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20260202-0006750

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-6274

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of January, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
CTW Capital, LLC 33 Rolling Meadows Dr Goodlettsville, TN 37072	New Owner	033-04-0A-033.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Ray C. Walker, Jr., surviving tenant by the entirety of Marilyn D. Walker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CTW Capital, LLC, a Minnesota 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:

Land in Davidson County Tennessee, being Unit No. 33 as shown on the plat of Rolling Meadows, Phase 1, Section Two (previously described erroneously as Rolling Meadows, Section II), of record in Book 6250, page 732, Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Calvin Roy Gragg and wife, Lori Marie Gargg by Warranty Deed from Paul A. Simmons and wife, Deloris C. Simmons of record in Book 8450, Page 385, Register's Office for Davidson County, Tennessee, dated August 29, 1991 and recorded on September 26, 1991.

Being the same property conveyed to Lori Marie Walker by Quitclaim Deed from Calvin Roy Gragg of record in Book 9575, Page 48, Register's Office for Davidson County, Tennessee, dated September 16, 1994 and recorded on January 20, 1995.

Being the same property conveyed to Ray C. Walker, Jr. and wife, Marilyn D. Walker, as tenants by the entirety by Quitclaim Deed from Lori Marie Walker Long of record in Instrument No. 20030828-0125052 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on August 28, 2003.

Said Marilyn D. Walker aka Marilyn Valida Dufresne Walker having deceased on or about July 12, 2023, vesting Ray C. Walker, Jr. as surviving tenant. Ray C. Walker, Jr. being one and the same as Raymond C. Walker, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 33 Rolling Meadows Dr, Goodlettsville, TN 37072

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 so 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.

Dated this the 23rd day of January, 2026.

Raymond C. Walker, Jr.

STATE OF TENNESSEE
COUNTY OF Sumner

On this 23rd day of January, 2026, before me personally appeared Raymond C. Walker, Jr., 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 23rd day of January, 2026.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Joshua A. Terry, 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 1/23/26.

Affiant Signature – Joshua A. Terry

1/27/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 1/27/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON