Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-410

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of ~~February~~ March, 2026 (as)

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1396311 DEEDWARR
03/23/2026 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.13
20260323-0022998

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carolyn Plummer Ayana 33 Rolling Meadows Dr Goodlettsville, TN 37072	Granite Bank 202 2nd Ave S Cold Spring, MN 56320	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,

CTW Capital, LLC, a Minnesota Limited Liability Company

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

Carolyn Plummer Ayana, a single person

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.
Being the same property conveyed to CTW Capital, LLC, a Minnesota Limited Liability Company by Warranty Deed from Ray C. Walker, Jr., surviving tenant by the entirety of Marilyn D. Walker of record in Instrument No. 20260202-0006750 Register's Office for Davidson County, Tennessee, dated January 23, 2026 and recorded on February 02, 2026.

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 17 day of March, 2026.

CTW Capital, LLC, a Minnesota Limited Liability Company

By: Brian Rogerson
Brian Rogerson, Manager

By: Luke Reiter
Luke Reiter, Manager

By: Jacob Reiter
Jacob Reiter, Manager

STATE OF Florida
COUNTY OF Duval

Before me, Ashley Postell of the state and county mentioned, personally appeared Brian Rogerson, Manager of CTW Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager, of CTW Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Brian Rogerson, Manager of CTW Capital, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as

Witness my hand and seal, at office in Florida, this 17 day of March, 2026.

Driver License used for ID.

Notary Signature

Printed Name: Ashley Postell

My commission expires: 11/11/2028

ASHLEY POSTELL
Notary Public - State of Florida
Commission # HH 600539
Expires on November 11, 2028

Notarized remotely online using communication technology via Proof.

STATE OF Florida
COUNTY OF Pasco

Before me, Jack W Koch of the state and county mentioned, personally appeared Luke Reiter, Manager of CTW Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager, of CTW Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Luke Reiter, Manager of CTW Capital, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager. identified by a Minnesota driver's license.

Witness my hand and seal, at office in Pasco County, this 17th day of March, 2026.

Notary Signature

Printed Name: Jack W Koch

My commission expires: 09/30/2028

JACK W KOCH
Notary Public - State of Florida
Commission # HH583871
Expires on September 30, 2028

Notarized remotely online using communication technology via Proof.

STATE OF Texas
COUNTY OF Kaufman

Before me, Rickey Williams II of the state and county mentioned, personally appeared Jacob Reiter, Manager of CTW Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of CTW Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Jacob Reiter, Manager of CTW Capital, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Texas, this 17th day of March, 2026.

Notary Signature

Printed Name: Rickey Williams II

My commission expires: 04/23/2027

Rickey Williams II
ID NUMBER
131984664
COMMISSION EXPIRES
April 23, 2027

Electronically signed and notarized online using the Proof platform.

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 3/17/2026.

Affiant Signature – Joshua A. Terry

3/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/23/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27