WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415815 DEEDWARR
05/05/2026 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260505-0040542

STATE OF Tennessee
COUNTY OF Davidson *$570,000.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF May, 20 26

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: RHOW Properties, LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	060028001.00
414 Bellamsteq Blvd (ADDRESS)	(ADDRESS)	
Nash. TN 37207 (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, **Gladys Howard, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RHOW Properties, LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in Davidson County, Tennessee, being part of Lot No. 7 as shown on the "Plan of LaVerne Acres" of record in Book 2330, Page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot 7 fronts 178 feet on the northerly margin of New Ewing Lane and extends back between lines 239.8 feet on the westerly line and 214.7 feet on the easterly line to a dead line in the rear measuring 179.1 feet thereon.

Included within the above description but specifically excluded from the above conveyance is a tract of land conveyed to the State of Tennessee by deed from Donald Gene Dickens and wife, Margaret B. Dickens, of record in Book 4493, Page 966, said Register's Office, described as follows:

Being part of Lot 7 on the "Plan of LaVerne Acres" as of record in Book 2300, Page 14, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Ewing Drive, said point being the common corner of Lots 7 and 8 of said plan; thence with the north margin of Ewing Drive westwardly 178 feet to the southeast corner of Lot 6 of said plan; thence with the east boundary of Lot No. 6 northwardly 210 feet, more or less, to a point on a curved line to the left which is 170 feet northeast of the centerline of proposed I-24; thence with said curved line southeastwardly 177 feet, more or less, to a point; thence South 34 degrees 45 minutes 02 seconds East 45 feet, more or less, to the westerly boundary of Lot No. 8; thence with said boundary, southwardly 77 feet, more or less, to the point of beginning and containing 25,895 square feet.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 8 as shown on the "Plan of LaVerne Acres" of record in Book 2330, Page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 8 fronts 181 feet on the northerly margin of New Ewing Lane, and extends back between lines, 214.7 feet on the westerly line and 171.3 feet on the easterly line, to a broken line in the rear, measuring 175 feet thereon.

Included in the above description, but expressly excluded therefrom is the following described property granted to the State of Tennessee by Final Consent Judgment of record in Book 5109, Page 295, Register's Office for said County, described as follows:

Being part of Lot No. 8 on the "Plan of LaVerne Acres" as of record in Book 2330, Page 14, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Ewing Drive said point being the common corner of Lots 8 and 9 on said plan; thence with the said northerly margin of Ewing Drive westwardly 181 feet to the common corner of Lots 7 and 8 of said plan; thence with the easterly boundary of Lot 7 northwardly 77 feet more or less to a point; thence South 25 degrees East 78 feet more or less to a point which is 150 feet northeasterly from the centerline of proposed I-24; thence eastwardly with a curved line which is at all points 50 feet northerly from the centerline of Ewing Drive for a distance of 130 feet more or less to the westerly boundary of Lot No. 9 on said plan; thence with boundary southwardly 20 feet to the point of beginning and containing 4782 square feet.

Being the same property conveyed to Bruce Howard and wife, Gladys Howard by Warranty Deed from Mary Biggs of record in Book 7516, Page 209, Register's Office for Davidson County, Tennessee, dated April 12, 1988 and recorded on April 14, 1988.

Being the same property conveyed to Bruce Howard and wife, Gladys Howard by Warranty Deed from Mary Biggs of record in Book 8259, Page 584, Register's Office for Davidson County, Tennessee, dated October 31, 1990 and recorded on December 18, 1990. Bruce Howard died on January 27, 2023, leaving Gladys Howard as the remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 403 Ewing Dr. Nashville, TN 37207
(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 5th day of May, 2026.

Gladys Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gladys Howard**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2026.

Notary Public

My Commission Expires: 3·6·29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 May 5, 2026.

Affiant Signature

5/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026