THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
Taylor G. Ewin, Trustee of the
Truth Trust Dated May 1, 2026
3924 Alameda Street
Nashville, TN 37209

Map-Parcel Number: 091-08-0-340.00

Karen Johnson Davidson County
Batch# 1416678 DEEDWARR
05/06/2026 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260506-0040732

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Joyce D. Ewin, a single person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Taylor G. Ewin as Trustee of the Truth Trust Dated May 1, 2026, hereinafter called the GRANTEE, her heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot number 1 of Phase 1 of the First Revision of Historic Preston Taylor Homes, of record in Instrument No. 20011120-0127755, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to P.T. Development, LLC by quit claim deed from Metropolitan Development and Housing Agency, dated January 11, 2002, of record in Instrument No. 20020114-0005260, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joyce D. Ewin by Warranty Deed from P.T. Development, LLC, dated March 21, 2003 and recorded March 31, 2003 in Instrument 20030331-0042049, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as: 3924 Alameda Street, Nashville, TN 37209.

Taxes for the current year, which, if not paid, have been assumed by GRANTEE.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 1st day of May, 2026.

GRANTOR:

Joyce D. Ewin

Trustee, Taylor G. Ewin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Joyce D. Ewin. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal. this 1st day of May. 2026.

Sara O. Thomas. NOTARY PUBLIC
My Commission Expires: September 28. 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 1, 2026.

Sara Thomas
Attorney at Law

May 1, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 1 day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 20, 2029