WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438870 DEEDWARR
06/29/2026 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20260629-0058495

File No. KS-26-2799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Commission Expires 02-25-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Made Inc.	New Owner	
(NAME)	(NAME)	105-13-0-067.00
103 Sanitarium Dr		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I/we, **David Sewalk, an unmarried man, and Laura Sewalk, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Made Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, 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 the east one-half of Lot No. 40, on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Sewalk and Laura Sewalk, husband and wife by Warranty Deed from Laurie B. Deaton and Troy A. Deaton of record in Instrument No. 20160315-0024359 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 15, 2016.

This is property more commonly known as 1303 Ashwood Avenue, Nashville, TN 37212.
***David Sewalk and Laura Sewalk having since divorced on June 15, 2023, and pursuant to the Final Decree Dissolution Of Marriage as shown in Case No. 23DR001422 in the Court of Common Pleas, Franklin County, Ohio Division of Domestic Relations.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of June, 2026.

David Sewalk

Laura Sewalk

STATE OF OHIO
COUNTY OF FRANKLIN

On this 24th day of June, 2026, before me personally appeared David Sewalk and Laura Sewalk, 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 24th day of June, 2026.

Notary Signature
My commission expires: 12-12-2028



BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Certificate of Authenticity

I, Ryan Lux, 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 **June 24, 2026**.

Date

Affiant Signature

06/24/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029