Karen Johnson Davidson County
Batch# 1469745 DEEDWARR
09/08/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20260908-0082948

ADDRESS NEW OWNER AS:
Aaction Development, LLC
1165 Walnut Grove Rd.
Hartsville, TN 37074

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 072-10-0-375.00

THIS DEED OF CONVEYANCE, executed and delivered by **Equity Trust Company Custodian FBO 200208320 IRA**, hereinafter called the Grantor, to **Aaction Development LLC** a Tennessee Limited Liability Company, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$332,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot 50 on the Map of Charles U. Coggin's First Addition, plat of which is of record in the Register's Office for Davidson County, Tennessee, Deed Book 421, page 33, to which reference is hereby made for a full and complete description.

Plat Matters: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Map of Charles U. Coggin's First Addition, plat of which is of record in the Register's Office for Davidson County, Tennessee, Deed Book 421, page 33, said Register's Office.

Being part of that same property conveyed to Equity Trust Company Custodian FBO 200208320 IRA, by Final Decree Confirming Sale from The Clerk & Master's Office for Davidson County, Tennessee, recorded November 28, 2022, in Insturment No. 20221128-0124722, said Register's Office. Also see quitclaim deed of record in Instrument No. 20231018-0081763, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successors or assigns.

The Grantor further covenants with the Grantee, successors or assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signatures on the dates indicated in the notary acknowledgements below.

EQUITY TRUST COMPANY CUSTODIAN
FBO 200208320 IRA

By: _____

Nicholas Avalos
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Nicholas Avalos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Corporate Alternate Signer of Equity Trust Company Custodian fbo 200208320 IRA, the within named bargainor, a corporation, and that he/she as such Corporate Alternate Signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Corporate Alternate Signer.

WITNESS my hand and official seal of office this the 18 day of August, 2026.

My Commission Expires: 5/3/28

Kelly Restivo
NOTARY PUBLIC

KELLY RESTIVO
Notary Public
State of Ohio
My Comm. Expires
May 3, 2028

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$332,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 18th day of August, 2026.

_____
NOTARY PUBLIC/Register

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 18th day of August, 2026.

Affiant Signature

August 18, 2026
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature

My Commission Expires: [illegible]

Notary's Seal (if on paper)

