Karen Johnson Davidson County
Batch# 1470675 DEEDWARR
09/09/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260909-0083775

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PREMISES HAS BEEN MADE.

Responsible Taxpayer and Property Owner:

Jaclyn Debra Dye
1012 Hart Lane
Nashville, TN 37216

Map/Parcel No. 072-02-0-123.00

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this
3rd day of September, 2026.

Carmen Coats
Notary Public
My Commission Expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

THIS INDENTURE is made this the 3rd day of September, 2026, by and between **Greywood & Co., LLC, a Tennessee limited liability company** (hereinafter the "Grantor"), and **Jaclyn Debra Dye, an unmarried woman** (hereinafter the "Grantee").

W I T N E S S E T H:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being Lot No. 35, E. B. Craig's Subdivision of the Crownover Property, as in Plat Book 894, pages 640 and 641, in the Register's Office for Davidson County, Tennessee, together with an easement to that portion of Lot 34 on which improvements of the subject tract encroach, as described in Book 7817, page 663, in the Register's Office for Davidson County, Tennessee,

Being the same property conveyed to George W. Orton, unmarried person by Deed from Michael S. Kaszyski, Jr. and wife, Dorothy G. Kaszyski, dated 07/06/1989, of record in Book 7888, Page 246, in the Register's Office for Davidson County, Tennessee.

The said George W. Orton died intestate on 07/14/2024, leaving the said Carolyn J. Orton, Ross Orton, James L. Orton, Jr., Kimberly Cobb, Michael Orton, Jimmy Elvin Chatman, Sandra Gay, Kenneth Chatman, Katelyn Ann Chatman and Grayson Drum, heirs at law of George Wesley

Orton, as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20250930-0077780, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greywood & CO LLC, a Tennessee Limited Liability Company by Warranty Deed from Carolyn J. Orton, Ross Orton, James L. Orton, Jr., Kimberly Cobb, Michael Orton, Jimmy Elvin Chatman, Sandra Guy, Kenneth Chatman, Katelyn Ann Chatman and Grayson Drum, heirs at law of George Wesley Orton, dated 09/26/2025, of record in Instrument No. 20250930-0077789, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOF, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR: ***Greywood & Co., LLC, a Tennessee limited liability company***

By: _____
Kayla Henson
Title: Authorized Member

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, Kayla Henson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for purposes therein contained, and who further acknowledged that she is the Authorized Member of the maker, ***Greywood & Co., LLC,*** or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this the 3rd day of September, 2026.

_____
Notary Public

My Commission Expires: 2-21-28.

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 3, 2026

Affiant Signature

9th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028