Karen Johnson Davidson County
Batch# 1135623 DEEDWARR
05/16/2024 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,654.75
20240516-0036276

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $717,500.00.

Affiant

Subscribed and sworn to me on 05/09/24.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
2918 Harlin, LLC 300 Montvue Road Knoxville, TN 37919	SAME AS NEW OWNER	119 09 0B 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christine Hill, Trustee of the AH HARLIN PARTNERS TRUST and Kara McKinney, Trustee of the MM HARLIN PARTNERS TRUST, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto 2918 Harlin, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 1 of HARLIN TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HARLIN TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220627-0072961 and as amended in Instrument No. 20240229-0013968, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Harlin LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Matthew A. McKinney, a married person and Andrew S. Hill, a married person, of record in Instrument No. 20220627-0072960, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022 and recorded on June 27, 2022.

Being a portion of the same property conveyed to Christine Hill, Trustee of the AH HARLIN PARTNERS TRUST and Kara McKinney, Trustee of the MM HARLIN PARTNERS TRUST, by Quitclaim Deed from Harlin LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240515-0036007, in the Register's Office of Davidson County, Tennessee, dated May 8, 2024.

This is Improved property, known as 2918 Harlin Drive, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on 05/09/24.

AH HARLIN PARTNERS TRUST

BY: Christine Hill
Christine Hill, Trustee

MM HARLIN PARTNERS TRUST

BY: Kara McKinney
Kara McKinney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me, the undersigned Notary Public, personally appeared, Christine Hill, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the AH HARLIN PARTNERS TRUST, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the AH HARLIN PARTNERS TRUST DATED, by herself as such trustee.

Witness my hand and official seal on 05/09/24.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me, the undersigned Notary Public, personally appeared, Kara McKinney, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the MM HARLIN PARTNERS TRUST, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the MM HARLIN PARTNERS TRUST, by herself as such trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this 05/09/24.

Brenda Lewis
NOTARY PUBLIC

My commission expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 9, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25