WARRANTY DEED

Karen Johnson
Batch # 1257379
04/08/2025 09 44 40 AM
Fees $13 00 Taxes $506 90

Davidson County
DEEDWARR
2 pgs

20250408-0026529

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-28

File No AP-25-8788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
True North Developers, LLC	same as new owners	
(NAME)	(NAME)	090-12-4P-002 00-CO
512 WILCOX COURT		
(ADDRESS)	(ADDRESS)	
NOLENSVILLE, TN 37135		
(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, **Skylar Hartman, an unmarried man and Cody Hartman, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **True North Developers, LLC, a Tennessee Limited Liability Company**, 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 Unit B on the Plan of Homes at 621 Westboro Drive, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions for Homes at 621 Westboro Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20221021-0114696, 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 a portion of the same property conveyed to Finca Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kimberly Goheen, a single woman of record in Instrument No. 20220720-0082921 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 20, 2022.

Being the same property conveyed to Skylar Hartman, an unmarried man, and Cody Hartman, a married man by Warranty Deed from Finca Developments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230206-0008637 Register's Office for Davidson County, Tennessee, dated February 03, 2023 and recorded on February 06, 2023.

The subject property was never the principal residence of the Grantor's spouse.

This is property more commonly known as 621B Westboro Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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.

Effective the 31st day of March, 2025.

Skylar Hartman

Cody Hartman by Skylar Hartman, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of March, 2025, before me personally appeared Skylar Hartman, Skylar Hartman and , 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 21 day of March, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Skylar Hartman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Cody Hartman, and that this instrument was executed on behalf of the said Cody Hartman for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. 20250408-0020538 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21 day of March, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027