THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249971**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $2,105,000.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2025. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1257808
04/11/2025 09 32 31 AM
Fees $13 00 Taxes $7,788 50

Davidson County
DEEDWARR
2 pgs

20250411-0027089

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meril Lee Temlock, Trustee 2800 Valley Brook Place Nashville TN 37215	New Owner	Tax Parcel ID No 117 09 0 142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The David Glenn Hardwick Revocable Trust, U/A Dtd. September 7, 2016 and The Rachel Astra Hardwick Revocable Trust, U/A Dtd. September 7, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meril Lee Temlock, Trustee of the Family Trust U/W of Arthur A. Temlock, dated December 26, 2012** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 3, Final Plat, RE-SUBDIVISION OF LOT NUMBERS 1 & 2 ON THE MAP OF VALLEY BROOK PLACE, according to survey and plat of same appearing of record in Instrument No. 20161230-0137355, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The David Glenn Hardwick Revocable Trust, U/A Dtd. September 7, 2016 and The Rachel Astra Hardwick Revocable Trust, U/A Dtd. September 7, 2016, by Quitclaim Deed from David Glenn Hardwick and wife, Rachel Astra Hardwick, of record in Instrument No. 20241220-0098957, in the Register's Office of Davidson County, Tennessee, dated December 11, 2024 and recorded on December 20, 2024.

Being the same property conveyed to David G. Hardwick and Rachel A. Hardwick, husband and wife, by Warranty Deed from Paul Frantz and Lee Frantz, husband and wife, of record in Instrument No. 20240508-0033890, in the Register's Office of Davidson County, Tennessee, dated April 30, 2024 and recorded on May 08, 2024.

Being the same property conveyed to Paul Frantz and Lee Frantz, husband and wife, by Warranty Deed from CAP Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210111-0004810, in the Register's Office of Davidson County, Tennessee, dated January 07, 2021 and recorded on January 11, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE- SUBDIVISION OF LOT NUMBERS 1 & 2 ON THE MAP OF VALLEY BROOK PLACE, as recorded in Instrument No. 20161230-0137355 and Instrument No. 20071102-0129355.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF PART OF LOT NO 2 OF THE COMPTON LANDS, as recorded in Plat Book 547, Page 116.

This is improved property located at 2800 Valley Brook Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2025.

The David Glenn Hardwick Revocable Trust, U/A Dtd. September 7, 2016

By: _____
David Glenn Hardwick, Trustee

The Rachel Astra Hardwick Revocable Trust, U/A Dtd September 7, 2016

By: _____
Rachel Astra Hardwick, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Glenn Hardwick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The David Glenn Hardwick Revocable Trust, U/A Dtd. September 7, 2016 the maker 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 8th day of April, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Astra Hardwick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Rachel Astra Hardwick Revocable Trust, U/A Dtd. September 7, 2016 the maker 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 8th day of April, 2025

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026