Karen Johnson
Batch # 1285112
06/17/2025 09 24 09 AM
Fees $13 00 Taxes $18,463 00

Davidson County
DEEDWARRSP
2 pgs

20250617-0047307

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,990,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Garry McNabb 3906 Harding Pl Nashville, TN 37215	NEW OWNER 345 South Jefferson, Suite 403 Cookeville, TN 38501	130 07 0C 002 00

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Harding Place Investments, LLC, a Tennessee limited liability company (f/k/a Harding Place, LLC)**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Garry McNabb and Sheila McNabb, husband and wife**, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of 3910 HARDING TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3910 HARDING TOWNHOMES, a Horizontal Property Regime, of record in Instrument No 20220112-0003861, as amended in Instrument No 20230612-0044610 (Scrivener's Affidavit recorded in Instrument No 20240530-0040134), 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 part of the same property conveyed to Harding Place, LLC, n/k/a Harding Place Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Howard Leon Harlan, III and Kathryn Kersey Harlan, Co-Trustees of The Harlan Family Trust, Dated November 26, 2019, of record in Instrument No 20201029-0126105, in the Register's Office of Davidson County, Tennessee, dated October 26, 2020 and recorded on October 29, 2020

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRING HEAD SUBDIVISION, as recorded in Plat Book 57, Page 99
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20220112-0003861, as amended in Instrument No 20230612-0044610 (Scrivener's Affidavit recorded in Instrument No 20240530-0040134)
Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1165, Page 128
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill recorded in Instrument No 20220316-0030756 and Instrument No 20231128-0091893
Easement for Sewer, recorded in Instrument No 20230130-0006871

Easement recorded in Book 756, Page 509 and Book 944, Page 578

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This conveyance is subject to the taxes for the current year and subsequent years, any and all easements and/or restrictions of record, and all matters shown on the plan of record, all in the said Register's Office

This is unimproved ☐ improved ☒ property known as 3906 Harding Pl, Nashville, TN 37215

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise

Witness my/our hand(s) this 11 day of June, 2025

Harding Place Investments, LLC, a Tennessee limited liability company

BY Richland Building Partners, LLC, a Tennessee limited liability company, Authorized Member

BY _____
Christopher Barnhizer, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Christopher Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Richland Building Partners LLC, the Authorized Member (or other officer authorized to execute the instrument) of Harding Place, Investments, LLC, a Tennessee limited liability the within named bargainor, a Tennessee limited liability company, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, at office, this 11 day of June, 2025

_____
Notary Public

Printed Name the undersigned

My Commission Expires My Commission Expires March 6, 2029

TREVOR GORMLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064