THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8633-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 413,000 00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2025 Notary Public MY COMMISSION EXPIRES 11-1-27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1299984 DEEDWARR
07/21/2025 09 31 27 AM 2 pgs
Fees $13 00 Taxes $1,528 10
20250721-0057087

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Trisha R. Brown and Irene Cassens	NEW OWNER	
1721 River Drive		081-01-0-055.00
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HC Holdings, LLC, a limited liability company,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trisha R. Brown, unmarried, and Irene Cassens, unmarried, as tenants in common with right of survivorship,**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 8, on the Plan of First Addition to Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision, of record in Book 1130, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to HC Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Blake J. Thompson, Married of record in Instrument No. 20220131-0011060 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 31, 2022.

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1721 River Drive, Nashville, TN 37218**

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.

Witness our hands this the 18 day of JULY, 2025

HC Holdings. LLC

BY:_____
Alex H. Craw, Member

BY._____
Keith A. Hendrick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Alex H. Craw and Keith A. Hendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of HC Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Members.

Witness my hand and official seal this the 18 day of July, 2025.

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Nov 8 2027