WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300071 DEEDWARR
07/21/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250721-0057186

File No. KS-25-10296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 03/28/28

(AFFIX SEAL)

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

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
Michael Garland and Kaitlyn Garland	Barrett Financial Group	
(NAME)	(NAME)	
3549 Paragon Drive	2701 E Insight Way, Suite 150	134-09-0-173.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chandler, AZ 85286	
(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, **HHK Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Garland and Kaitlyn Garland, husband and wife**, 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 Lot No. 207 on the Plan of Woodland Hills, Phase Two, Section One of record in Plat Book 7900, Page 408, as corrected in Book 10453, Page 839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lonnie Markham, unmarried by Special Warranty Deed from Household Financial Center, Inc of record in Instrument No. 20051227-0153400 Register's Office for Davidson County, Tennessee, dated November 28, 2005 and recorded on December 27, 2005.

Being the same property conveyed to HHK Investments, LLC, a Tennessee limited liability company by Warranty Deed from Lonnie Markham, unmarried of record in Instrument No. 20250319-0019310 Register's Office for Davidson County, Tennessee, dated March 07, 2025 and recorded on March 19, 2025.

This is property more commonly known as 3549 Paragon Drive, Nashville, TN 37211.

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.

Witness my/our hand this 17th day of July, 2025.

HHK Investments LLC, a Tennessee Limited Liability Company

By: _____
Brandon Lippman, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

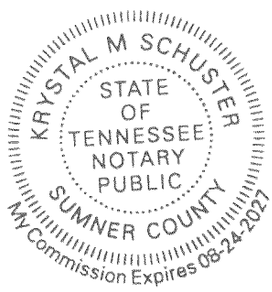
Before me, Krystal Schuster of the state and county mentioned, personally appeared Brandon Lippman, Authorized Signor of HHK Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of HHK Investments LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Lippman, Authorized Signor of HHK Investments LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, this 17th day of July, 2025.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires: 8/24/27



Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 07/17/2025 (date of document).

Affiant Signature

07/17/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 17th day of July, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507210057186