THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651362**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2025. Notary Public My Commission Expires: 6/22/26

Karen Johnson Davidson County
Batch# 1301717 DEEDWARR
07/24/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250724-0058431

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L & A Hastings Properties, LLC a Tennessee limited liability company 4215 Harding Pike, Unit 610 Nashville TN 37205	L & A Hastings Properties, LLC 18800 Gulf Blvd Unit 402 Indian Shores, Fl. 33785	Tax Parcel ID No. 103-16-0B-069.00 CO

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, **Ward Jay Mallory and Peggy Thomas Mallory, Trustees of The Ward & Peggy Mallory Living Trust, established by the Revocable Trust Agreement of Ward Jay Mallory and Peggy Thoms Mallory dated April 27, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L & A Hastings Properties, LLC a Tennessee limited liability company** ("Grantee"), 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 Unit No. 610, on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association , a horizontal property regime established by Master Deed of record in Book 5313, page 338 and amended in Book 8666, page 789, Register's Office .

Being the same property conveyed to WARD J. MALLORY AND PEGGY THOMAS MALLORY, HUSBAND AND WIFE, by deed from JARRED FRANKLIN BOBO AND TIMOTHY EARL BERRY, A MARRIED COUPLE, of record in Instrument No. 20210628-0087098, dated June 25, 2021, said Register's Office.

Being the same property conveyed to WARD J. MALLORY AND PEGGY THOMAS MALLORY, TRUSTEES OF THE WARD & PEGGY MALLORY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WARD JAY MALLORY AND PEGGY THOMAS MALLORY DATED APRIL 27, 2023, by deed from WARD JAY MALLORY AND WIFE, PEGGY THOMAS MALLORY, of record in Instrument No. 20230525-0039570, dated April 27, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-16-0B-069.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 71, said Register's Office.

Master Deed of record in Book 5313, page 338, amended in Bo o k 8666, page 789, said Register's Office.

Easement and Right-of- Entry Agreement of record in Book 9486, page 948, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

This is improved property located at 4215 Harding Pike, Unit 610 Nashville TN 37205

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 10th day of July, 2025.

The Ward & Peggy Mallory Living Trust, established by the Revocable Trust Agreement of Ward Jay Mallory and Peggy Thoms Mallory dated April 27, 2023

Ward J Mallory TRUSTEE
By: Ward J. Mallory, Trustee

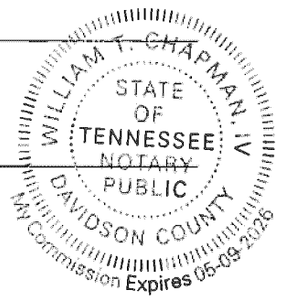
Peggy Thomas Mallory, Trustee
By: Peggy Thomas Mallory, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ward J. Mallory and Peggy Thomas Mallory, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Ward & Peggy Mallory Living Trust, established by the Revocable Trust Agreement of Ward Jay Mallory and Peggy Thoms Mallory dated April 27, 2023, 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 10th day of July, 2025.

Notary Public



My Commission Expires:

Tennessee Certification of Electronic Document

I, Blake Reynolds, do hereby 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 7/10/25 (date of document).

Affiant Signature

7/23/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON