Karen Johnson Davidson County
Batch# 1309630 DEEDWARRSP
08/13/2025 02:40:30 PM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20250813-0064547

2

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,200,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2025.

Notary Public

My Commission Expires: 5-3-2027

ASHLEY GORDON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue, Suite 460
Nashville, TN 37203

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Hall Enrichment Group, LLC **272 Bluegrass Drive** **Hendersonville, TN 37075**	051 11 0 066.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles Hardiman, Jr., an individual and Charles Hardiman, Jr. as Trustee of the Testamentary Trust U/W of CHARLES EDWARD HARDIMAN,** ("**Grantors**"), have on this day bargained and sold, and by these presents do hereby transfer and convey unto **Hall Enrichment Group, LLC, a Tennessee limited liability company** ("**Grantee**"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee ("**Property**"), more particularly described on **Exhibit A** attached hereto and incorporated herein. This is improved property located and known as **1248 Gallatin Road, Madison, TN 37115**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantee that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTORS FURTHER COVENANT with Grantee and bind Grantors and Grantors', successors, representatives, heirs and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantors (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed and effective as of the 13th day of August, 2025.

GRANTOR:

Charles Hardiman, Jr.

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Hardiman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing his name.

Witness my hand, at office, this 13th day of August, 2025

Notary Public
My Commission Expires: 5-3-2027

GRANTOR:

C.E. Hardiman, Sr. Testamentary Trust

Charles Hardiman, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared Charles Hardiman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in the foregoing instrument and who upon oath acknowledged himself to be the Trustee of the Testamentary Trust established under the Will of C.E. Hardiman, Sr., admitted to Probate on December 18, 1991, and that as such Trustee, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing the name of the trust as such Trustees.

Witness my hand, at office, this 13 day of August, 2025

Notary Public
My Commission Expires: 5-3-2027

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

The land is described as follows:

Tract 1

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Haysboro Subdivision, of record in Book 421, page 59, Register's Office for said County, being more particularly described as follows:

Said part of Lot No. 2 fronts 50 feet on the westerly side of the Gallatin Road and runs back between parallel lines with the northerly line of said Lot No. 2, 196 feet to a dead line.

Being the same property conveyed to CHARLES EDWARD HARDIMAN AND WIFE, DESSIE DORINE HARDIMAN, by deed from JOHN O. PATTERSON AND WIFE, EDNA LANDIS PATTERSON, of record in Book 2044, page 393, dated April 28, 1952, said Register's Office. CHARLES EDWARD HARDIMAN died on or about September 5, 1994, leaving DESSIE DORINE HARDIMAN as the surviving tenant by the entirety. DESSIE DORINE HARDIMAN died testate on or about April 8, 2007, devising said property to CHARLES HARDIMAN, JR. by will of record in Case No. 07P799 in the Seventh Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20071218-0145335, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Haysboro Subdivision, of record in Book 421, page 59, Register's Office for said County, being more particularly described as follows:

Beginning at a point in the Westerly margin of Gallatin Pike, as widened, 50 feet South of the dividing line between Lots no. 2 and 3 of said Plan; said point being opposite the Southeast corner of that part of Lot 2 conveyed to Charles Edward Hardiman, by Deed from John O. Patterson and wife of record in Book 2044, page 393, in said Register's Office; thence along Hardiman's Southerly line North 73° 20' West 191 feet, more or less, to the true point of beginning for the premises in question (said point being the South-West corner of Hardiman's property); thence along Hardiman's rear line, North 22° 04' East 50 feet to the dividing line between Lots 2 and 3; thence along the line of said lots North 73° 30' West 58 feet; thence South 22° 04' West and parallel to Hardiman's rear line a distance of 50 feet; thence South 73° 30' East a distance of 58 feet to the point of beginning.

Being the same property conveyed to CHARLES EDWARD HARDIMAN, by deed from MCDONALD'S CORPORATION, of record in Book 3951, page 834, dated October 26, 1965,

said Register's Office. CHARLES EDWARD HARDIMAN died testate on or about September 5, 1994, devising said property to CHARLES HARDIMAN, JR., AS TRUSTEE OF THE TESTAMENTARY TRUST U/W CHARLES EDWARD HARDIMAN, by will of record in Docket No. 98420, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record as Instrument No. 20250725-0059115, said Register's Office. For further reference, see Certification of Trust of record in Instrument No. 202508130064546, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Real Estate Taxes for the year 2025, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 421, Page 59, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 August 13, 2025.

Date

Affiant Signature

August 13, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2025

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON