RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-33281-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1318811 DEEDWARR
09/04/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20250904-0070894

STATE OF TENNESSEE
COUNTY OF [redacted] WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2025.

NOTARY PUBLIC

My commission expires: 1/24/28

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hawkeye Development, LLC 9720 Split Log Rd Brentwood, TN 37027	Same address as new owner	160-06-0-035.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED THOUSAND AND 00/100 Dollars ($1,600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOHN BRADFIELD SCARBROUGH AND KATHERINE SUMMERS SCARBROUGH, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **HAWKEYE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 195 on the Plan of Addition to Section One, Oak Hill Estates, of record in Book 4300, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Bradfield Scarbrough and Katherine Summers Scarbrough, husband and wife, as joint tenants with rights of survivorship, from John B. Scarbrough, who acquired title as unmarried, and Katherine Summers, who acquired title as unmarried, as joint tenants with rights of survivorship, by Quit Claim Deed dated March 25, 2020 and recorded November 18, 2020 in Instrument #20201118-0135738, said Register's Office.

Being the same property conveyed to John B. Scarbrough, unmarried, and Katherine A. Summers, unmarried, as joint tenants with right of survivorship, from Howard K. Sanders, a one-half undivided interest, and Betty L. Sanders, a one-half undivided interest, by Warranty Deed dated June 11, 2012 and recorded June 13, 2012 in Instrument #20120613-0051551, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 4300, page 23; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5409 Franklin Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 3rd day of September, 2025.

GRANTORS:

John Bradfield Scarbrough

Katherine Summers Scarbrough

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, John Bradfield Scarbrough and Katherine Summers Scarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of September, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/3/25 (date of document).

Jennifer L. Pennell

9/4/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/4, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal