Karen Johnson Davidson County
Batch # 1320582 DEEDWARR
09/09/2025 02 28 15 PM 2 pgs
Fees $13 00 Taxes $1,313 50
20250909-0072123

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $355,000 00

Dawn Martin
Affiant

BRIAN D MITCHELL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 03-09-2027

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 5th DAY OF September, 2025

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES
03/09/2027
(AFFIX SEAL)

Return to·
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-MS-25-645

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Dana-Elaine DeNault	Dana-Elaine DeNault	076-05-0-116 00
(NAME) 645 Hidden Hill Drive	(NAME) 645 Hidden Hill Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Equity Holdings, LLC, a Tennessee Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Dana-Elaine DeNault, an unmarried woman , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows·

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 80 0 feet on the westerly margin of Hidden Hill Drive and extends back between parallel lines, 150 0 feet to a dead line.

Being the same property conveyed to Equity Holdings, LLC, a Tennessee limited liability company by Warranty Deed from M&L LLC, a Wyoming limited liablity company of record in Instrument No. 20250414-00288327 Register's Office for Davidson County, Tennessee, dated April 14, 2025 and recorded on April 14, 2025.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 645 Hidden Hill Drive, Hermitage, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of September, 2025.

Equity Holdings, LLC, a Tennessee Limited Liability Company

By: David Craig Hooven President GC
David Craig Hooven, ~~Principal~~ President GC

By: Anna Post Hooven, Vice President
Anna Post Hooven, Vice President

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson GC 9-4-2025

Before me, Gena R Capps - Notary Public of the state and county mentioned, personally appeared David Craig Hooven, ~~Principal~~ President GC of Equity Holdings, LLC and Anna Post Hooven, Vice President of Equity Holdings, 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 ~~Principal~~ President GC and Vice President of Equity Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such David Craig Hooven, President GC ~~Principal~~ of Equity Holdings, LLC and Anna Post Hooven, Vice President of Equity Holdings, LLC as such Principal and Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as ~~Principal~~ President GC and Vice President.

Witness my hand and seal, at office in Nashville, TN 4th GC, this 4th day of Sept, 2025.

Gena R Capps
Notary Signature

Printed Name: Gena R Capps

My commission expires: 08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD