Name and Address of New Owner:
HC Homes 1 LLC
73 White Bridge Road
Ste 103, PMB 230
Nashville, TN 37205

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1341471 DEEDWARR
11/03/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20251103-0087208

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 034-05-0-107.00

WARRANTY DEED

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, **Donald Dowdell and Leslie C. Dowdell, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **HC Homes 1 LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being Lot No. 3 and the West 5 feet of Lot No. 2 on the unrecorded Subdivision of Lot No. 12 and the West parts of Lots 10 and 11 of Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 28, 1952, as follows:

Beginning at a point in the centerline of Alta Loma Drive, 567.5 feet West from the centerline of Gallatin Road, said point being 5 feet East of the common corner of Lots 2 and 3; thence Northerly parallel to the line between said lots 382.1 feet, more or less, to a point; thence Westerly 105 feet to a point at the comer of Lots 2 and 4; thence with the line between said lots, Southerly 383.7 feet to the centerline of Alta Loma Drive; thence with the centerline of the same, easterly 105 feet to the beginning.

Being the same property conveyed to Donald Dowdell and Leslie C. Dowdell, husband and wife, by Warranty Deed from Raymond J. Wauford, Sr. and Stephen R. Wauford, Heirs of the Estate of Lois J. Wauford, deceased, of record in Instrument No. 20150709-0066660, Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on July 9, 2015.

Being improved property known as 104 Alta Loma Road, Nashville, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of October, 2025.

_____ (SEAL)
Donald Dowdell

_____ (SEAL)
Leslie C. Dowdell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald Dowdell and Leslie C. Dowdell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2025.

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of October, 2025.

_____
Notary Public
My commission expires: 11/28/27

File No. GNT-25-4196

202511030087208

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 10-30-25.

Affiant Signature

10-30-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON