Karen Johnson Davidson County
Batch# 1350569 DEEDWARR
11/25/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $5,809.00
20251125-0093861

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052627** KARLY PICKERIGN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,570,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2025. Notary Public My Commission Expires: 8/13/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
HPN Real Estate Investments, LLC Attn: Scott Miller 3247 Kinnard Springs Road Franklin, TN 37064	New Owner	Tax Parcel ID No. 117 16 0Y 002.00

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, **Albert Wilson Sisk, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HPN Real Estate Investments, LLC**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit B, a private element, of the HOMES AT 1314 GRANDVIEW DRIVE as described in the Declaration of Covenants, Conditions, and Restrictions for HOMES AT 1314 GRANDVIEW DRIVE, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20210812-0108615 and Collateral Assignment of Declarant recorded in Instrument No. 20211105-0148510, Register's Office for Davidson County, Tennessee, and as depicted in Exhibit "B" thereto, to which Declaration and its exhibits reference is made for a more complete and accurate description of the property and of the rights, duties and obligations of the Unit Owners therein.

Being the same property conveyed to Albert Wilson Sisk, Jr., by Warranty Deed from GBT Development, a Tennessee General Partnership, of record in Instrument No. 20221012-0112048, in the Register's Office of Davidson County, Tennessee, dated October 06, 2022, and recorded on October 12, 2022.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEHURST, as recorded in Plat Book 843, Pages 22 and 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210812-0108615 and Collateral Assignment of Declarant recorded in Instrument No. 20211105-0148510.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill recorded in Instrument No. 20220825-0096144.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1490, Page 278.

Easement for Sewer, recorded in Book 3505, Page 484.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 1316 Grandview Drive Nashville TN 37215

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 19th day of November, 2025.

Albert Wilson Sisk, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert Wilson Sisk, Jr., 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, at office, this 19th day of November, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, J. Trent Lehman, 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 11/19/25.

Date

Affiant Signature

11/19/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of November, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

