Karen Johnson Davidson County
Batch# 1361953 DEEDWARR
12/29/2025 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20251229-0102755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 7-14-2028

2025-12-3627

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barlow Builders, LLC 3020 Stansberry Lane, Suite 101 Franklin, TN 37069	OWNER	Map/Parcel 131-08-0Z-026.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Lane Development, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Barlow Builders, LLC, a Limited Liability Company**, hereinafter called the GRANTEE, hits successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Re-Subdivision of Lots 26 & 28, Monroe Subdivision, of record in Plat at Instrument No. 20241206-0094683, being a revision of Instrument No. 20220815-0092442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding Inc., a Tennessee nonprofit corporation of record in Instrument No. 20200106-0001279 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 6, 2020.

This conveyance is subject to the following: Davidson County taxes for the year 2026 and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as: 1389 Duncanwood Court Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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.

Effective the 22 day December, 2025.

Amber Lane Development, LLC

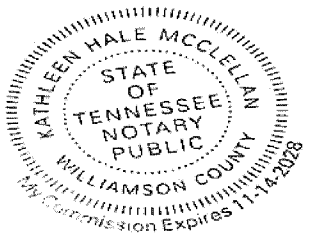
By: _____
Bryan Solomon, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22 day of December, 2025, before me personally appeared Bryan Solomon, Company Representative of Amber Lane Development, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of December, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/22/2025.

Date

Affiant Signature

12/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of December, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

