Name and Address of New Owner:
Hard House, LLC
6512 Wildgrove Drive
Nashville, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4388

Map & Parcel No: 060-08-0-030.00

Karen Johnson Davidson County
Batch# 1362143 DEEDWARR
12/29/2025 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20251229-0103016

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, **Kepley Properties, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hard House, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, described as follows to wit:

Being southerly 65 feet on the easterly 200 feet, Lot No. 6 on the Plan of E.A. Lindsley's Subdivision on Dickerson Road, of record in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patsy Darlene Pack by Quitclaim Deed from Joshua Adam Calvin Chance and Heather Dano Chance, husband and wife, of record in Instrument No. 20110602-0042240 Register's Office for Davidson County, Tennessee, dated June 1, 2011 and recorded on June 2, 2011.

Being the same property conveyed to Adam Brett Williamson by Quitclaim Deed from Patsy Darlene Pack of record in Instrument No. 20110609-0044240 Register's Office for Davidson County, Tennessee, dated June 9, 2011 and recorded on June 9, 2011. The said Adam Bret Williamson died on or about May 21, 2016, survived by Amanda Williamson. Affidavit of Heirship of record in Instrument No. 20250327-0022999, said Register's Office.

Being the same property conveyed to James Hulsey, a married man, by Quitclaim Deed from Amanda Williamson of record in Instrument No. 20250403-0025524 Register's Office for Davidson County, Tennessee, dated April 2, 2025 and recorded on April 3, 2025.

Being the same property conveyed to Kepley Properties, LLC, by Warranty Deed from James Hulsey and Angela Speakman of record in Instrument No. 20251216-0099793 Register's Office for Davidson County, Tennessee, dated December 12, 2025 and recorded on December 16, 2025.

Being improved property known as **3036 Hillside Drive, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, 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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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

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 23rd day of December, 2025.

Kepley Properties, LLC, a Tennessee Limited Liability Company

By: Hannah Kepley
Hannah Kepley, Member

State of Tennessee
County of Rutherford

Before me, Joshua Jenkins of the state and county mentioned, personally appeared Hannah Kepley, Member 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 the Member of Kepley Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

JOSHUA JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand, at office, this 23rd day of December, 2025.

Notary's Signature
My commission expires: 08/24/27

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 $180,000.00, 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 23rd day of December, 2025.

CHRISTINA M. FOJAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 5/20/29

Executed this the 23rd day of December, 2025.

Kepley Properties, LLC, a Tennessee Limited Liability Company

By: Hannah Kepley
Hannah Kepley, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Hannah Kepley of the state and county mentioned, personally appeared Hannah Kepley, Member of Kepley Properties, 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 Member of Kepley Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Hannah Kepley, Member of Kepley Properties, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my ~~hand and seal~~, at office in Rutherford County, this 23rd day of December, 2025.

Notary Signature

Printed Name: Joshua Jenkins

My commission expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Instructions for Disbursement of Net Proceeds
File No.: GNT-25-4388

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 12.23.25.

Affiant Signature

12.23.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

