WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/4/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlotte Bass and Rhett Bass	Old National Bank	061-01-0-023.00
(NAME)	(NAME)	
517 Lemont Drive	PO Box 918	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1371366 DEEDWARR
01/21/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20260121-0004859

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Happinest, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Charlotte Bass and Rhett Bass, wife and husband, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 309 on the Plan of Section 11, GRA-MAR ACRES, (erroneously stated as Section II in Book 2663, Page 113, of record in Instrument No. 20071031-0128317) of record in Book 2663 page 113, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Included in the above description but expressly excluded therefrom is that property conveyed to the State of Tennessee by deed of record in Book 4957 page 226, said Register's Office.

Being the same property conveyed to Evan K. Hale by Warranty Deed from Peter C. Finney, an unmarried man, dated 06/29/2007, of record in Instrument No. 20071031-0128317, Register's Office for Davidson County, Tennessee.

The said Evan K. Hale died intestate on 11/17/2024, leaving the said Sunny Care Services, LLC., administrator of the Estate of Evan K. Hale, Deceased as his/her sole heirs at law as evidenced in File No. 24P2490, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Happinest, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sunny Care Services, LLC, a Tennessee Limited Liability Company, as Administrator of the estate of Evan Karl Hale, Deceased (See Circuit Court of Davidson County, TN Probate Division, Docket No. 24P2490), dated 02/21/2025, of record in Instrument No. 20250225-0014052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 517 Lemont Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 16th day of January, 2026.

Happinest, LLC, a Tennessee limited liability company

By: _____ Date: 1-16-26
Jamil Wahidi, Member

By: _____ Date: 1-16-26
Zobair Rahimi, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jamil Wahidi and Zobair Rahimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Members of the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jamil Wahidi and Zobair Rahimi, as such Members.

Witness my hand and Official seal this 16th day of January, 2026.

_____
Notary Public:
My Commission Expires: _____
(SEAL)



RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

True Copy Certification

I, **Jodi Jackson,** 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 this the 16 day of January, 2026.

Affiant Signature
Date 1/16/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027