**Prepared by and Return to:**
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1372428 DEEDWARR
01/22/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20260122-0005454

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $ 237,000.00.

Affiant

Subscribed and Sworn before me this 21st day of January, 2026.

Notary Public
My commission expires: 04-21-2027

CASEY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE: | TAX INFORMATION: |
|---|---|---|
| Nashwood Real Estate Inc.<br>8200 Linton Ln<br>Nashville, TN 37221 | New Owner | 043-15-0 128.00 |

## 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, **Candise L. Hillman, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashwood Real Estate Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

*A certain tract or parcel of land in the 11th (formerly the 19th) Civil District of Davidson County, Tennessee. BEGINNING at the northeast corner of Booker Marshall's land on the westerly side of Larkin Springs Road, southerly along the westerly side of said Larkin Springs Road to a distance of 203 feet to a stone marker; thence westerly 226 feet to a stone marker at Eastern boundary of Annie Dodson's lands; thence northerly 220 feet to Bobo's southerly line; thence easterly along said Bobo's southerly line 226 feet to the beginning, containing one acre, or more.*

*LESS AND EXCEPT Deed between David L. Sharp, Jr. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11276, Page 746, Register's Office of Davidson County, Tennessee.*

*Being the same property conveyed to Candise L. Hillman by Warranty Deed from Malik Brooks, dated March 25, 2008, and recorded March 26, 2008, of record in Instrument No. 20080326-0030386, Register's Office of Davidson County, Tennessee.*

*This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.*

This is [ X ] improved [ ] unimproved property known as 200 Larkin Springs Road, Madison, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 21st day of January, 2026.

Candise L. Hillman

Candise L. Hillman

STATE OF ~~TENNESSEE~~ RB Florida
COUNTY OF Miami-Dade

On this 21st day of January, 2026, before me personally appeared Candise L. Hillman, 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 21st day of January, 2026.

Notary Signature Risa Brana
My commission expires: 04/12/2028

Produced DRIVER LICENSE

RISA BRANA
Notary Public - State of Florida
Commission # HH501559
Expires on April 12, 2028

Notarized remotely online using communication technology via Proof.

**Tennessee Certification of Electronic Document**

I, **Jami K. Averwater,** 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 **01/21/2026** (date of document).

Jami K. Averwater

Affiant Signature

**01/21/2026**

Date

**State of Tennessee**

**County of Rutherford**

Sworn to and subscribed before me this **21st** day of **January**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

