Karen Johnson Davidson County
Batch# 1379484 DEEDWARR
02/12/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260212-0011224

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260153200

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2026.

Notary Public
My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
H & H Seaside Development, L.L.C. 1723 Penman Road Jacksonville Beach, FL 32250	New Owner	Tax Parcel ID No. 043 02 0 007.00

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, **Aaron Harmon and Logan Hamner n/k/a Logan Hamner Harmon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H & H Seaside Development, L.L.C., a Florida Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of RE-SUBDIVISION OF LOTS 2 TO 6, OF A SUBDIVISION OF LOTS 27 AND PART OF LOTS 29 OF DIXIE PURE FOOD SUBDIVISION AT AMQUI, of record in Plat Book 843, Page 66, 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 the same property conveyed to Aaron Harmon and Logan Hamner, by Warranty Deed from Seanache Homes, Inc., a Nevada Corporation, of record in Instrument No. 20160726-0076743, in the Register's Office of Davidson County, Tennessee, dated July 20, 2016, and recorded on July 26, 2016.

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.

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 RE-SUBDIVISION OF LOTS 2 TO 6, OF A SUBDIVISION OF LOTS 27 AND PART OF LOTS 29 OF DIXIE PURE FOOD SUBDIVISION AT AMQUI, as recorded in Plat Book 843, Page(s) 66.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20110802-0059031.

This is improved property located at 1136 Pierce Road Madison TN 37115

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 11th day of February, 2026.

Aaron Harmon

Logan Hamner Harmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Harmon and Logan Hamner Harmon, 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 11th day of February, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

I, Kirsten Virden, 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 02/11/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/11/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM