Karen Johnson Davidson County
Batch# 1387786 DEEDWARR
03/03/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,107.00
20260303-0016901

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 11-15-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,110,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 27th day of February, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terry L. Bethel Revocable Living Trust	New Owner(s)	131-02-0J-002.00-CO
10765 SW Visconti Way		
Port St Lucie, FL 34986		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **HB RENOVATIONS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY L. BETHEL AND PATSY A. BETHEL, CO-TRUSTEES OF TERRY L. BETHEL REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit B on the Master Deed establishing Lot No. 3 of Block 6 on the Plan of Overton Hills, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20071018-0123856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hillary A. Kanter by Warranty deed from Grove Park Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20071105-0130125 Register's Office for Davidson County, Tennessee, dated October 30, 2007 and recorded on November 5, 2007

Being the same property conveyed to HB Renovations L.L.C, a Tennessee limited liability company by Quitclaim Deed from Hillary A. Kanter of record in Instrument No. 20220330-0036894 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 30, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2021B Overhill Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2026.

Hb Renovations, L.L.C., a Tennessee Limited Liability Company

By: _____
William Matseas, Member

By: _____
Hillary Kanter, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Matseas, and Hillary Kanter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Hb Renovations, L.L.C., a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2026.

_____
Notary Public

My Commission Expires: 9/3/29

ALEXA ZAROZNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 27, 2026

Affiant Signature

3rd day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028