Karen Johnson Davidson County
Batch# 1389015 DEEDWARR
03/05/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260305-0017735

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 365,000.00

Sharmili Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 19th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/2029
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240

File No. TN-26-209

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) Rion Wells Development LLC	(NAME) NEW OWNER	082-12-0-168
(ADDRESS) 1300 Ascot Lane	(ADDRESS)	
(CITY) (STATE) (ZIP) Franklin, TN 37064	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ronald P. Hasley and Vicki A. Hasley, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rion Wells Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 24 on the plan of F. O. Beasley's Subdivision of the Vaughn Tract as shown on plat of record in Book 2, page 105, Davidson County Chancery Court to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Vicki A. Hasley and Ronald P. Hasley, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 02/25/2021 and recorded on 03/22/2021, of record in Instrument No. 20210322-0037583, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 405 Hart Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand this 19th day of February, 2026.

Ronald P. Hasley
Ronald P. Hasley

Vicki A. Hasley
Vicki A. Hasley

STATE OF Texas
COUNTY OF Denton

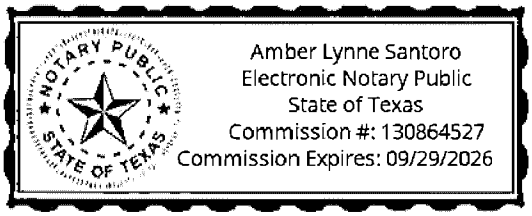
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Ronald A. Hasley and Vicki A. Hasley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of February, 2026.

Amber Lynne Santoro
NOTARY PUBLIC

My Commission Expires: 09/29/2026

Notarized online using audio-video communication



Certificate of Authenticity

I, Sharmili Pandit, 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 02/19/2026.

Date

Sharmili Pandit

Affiant Signature

02/19/2026

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 19th day of Feb, 2026.

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240
STATE OF TEXAS