Karen Johnson Davidson County
Batch# 1389117 DEEDWARR
03/05/2026 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20260305-0017862

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00. Affiant Subscribed and sworn to before me, this **4th** day of ~~February~~ **March**, 2026. Notary Public My commission expires:_____
(Notary Stamp)	

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CP-26-501

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian S. Hall and Lisa D. Hall	**New Owner**	**104-15-0M-001.00-CO**
501 Little Channing Way		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linden Row Residential, LLC, a Delaware Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian S. Hall and Lisa D. Hall, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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 No. 501 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, 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 part of the property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by deed from The Catholic Diocese of Nashville, of record in Instrument No. 20180725-0072484, dated July 17, 2018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All matters of record in Book 332, Page 56, in the Register's Office for Davidson County, Tennessee.
c. Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, in the Register's Office for Davidson County, Tennessee.
d. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, in the Register's Office for Davidson County, Tennessee.
e. Notice of Completion of record in Instrument No. 20201214-0147343 and Instrument No. 20241206-0094944, in the Register's Office for Davidson County, Tennessee.
f. Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as **501 Little Channing Way, Nashville, TN 37212.**

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 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(s) this 24th day of February, 2026.

Linden Row Residential, LLC, a Delaware Limited Liability Company
By: Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof

By: _____
Scott Woosley, Manager

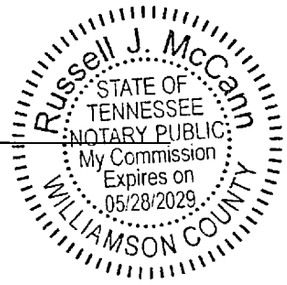
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Scott Woosley, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Electrical Capital Advisors III, LLC, a Deleware limited liability company, which is the general partner of Linden Row Residential, LLC, a Deleware limited liability company, the within named bargainor, and who further acknowledged that he, as Manager of Electrical Capital Advisors III, LLC, as the general partner thereof Linden Row Residential, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24 day of February, 2026.

_____
Notary Signature

My commission expires: _____



File #: 26-33

CERTIFICATE OF AUTHENTICITY

I, **Stephanie Woodall**, 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 **03/04/2026**.

Date

Affiant Signature

03/04/2026
Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **March**, 20**26**.

Notary's Signature

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)