THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9356-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2026. Notary Public MY COMMISSION EXPIRES: 9-7-26 (AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1391498 DEEDWARR
03/11/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260311-0019395

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Hayes	SAME	
2718 Scovel Street		**081-01-0M-001.00-CO & 081-01-0M-002.00-CO**
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

HC Holdings, LLC, a Tennessee limited liability company,

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

Marcus Hayes, a married man,

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:

Property 1:
Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1805 Hailey Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20251029-0085997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 2:
Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1805 Hailey Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20251029-0085997, 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 HC Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Blake J. Thompson, married of record in Instrument No. 20220131-0011060 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 31, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

These unimproved properties known as **1803 Hailey Avenue, Nashville, TN 37218 & 1805 Hailey Avenue, Nashville, TN 37218.**

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 our hands this the 10 day of March, 2026.

HC Holdings, LLC, a Tennessee limited liability company

BY: _____
Alex H. Craw, Member

BY: _____
Keith A. Hendrick, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw and Keith A. Hendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **HC Holdings, LLC**, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Members.

Witness my hand and official seal this the 10 day of March, 2026.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3-10, 2026.

Affiant
Date: March 11, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

