Karen Johnson Davidson County
Batch# 1394025 DEEDWARR
03/17/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,588.00
20260317-0021354

Warranty Deed

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,240,000.00 Affiant Subscribed and sworn to before me, this the 17th day of March, 2026. Notary Public My commission expires: 10/16/29

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:
Hartford Avenue, LLC	New Owner(s)	119-10-0-175.00
1209 Saxon Drive		
Nashville, TN 37215		

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, **CHARLES WALKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARTFORD AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being: Lots Nos. 1 and 2 on the Plan of Hidden Acres Subdivision as of record in Book 1130, Page 89, Register's Office for said County and described as follows:

Beginning at a point at a concrete monument in the North margin of Thompson Lane, the beginning of a curve into Hartford Drive; thence around said curve Northerly 31.4 feet to the East margin of Hartford Drive at a concrete monument, continuing with the margin of the same northerly 70 feet to another concrete monument and continuing Northerly with said Drive passing the corner of Lots Nos. 1 and 2 at 82.9 feet, in all 176.9 feet to another concrete monument, and continuing with the margin of Hartford Drive Northerly 18 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots, Easterly 160.5 feet to a point; thence southerly 240.8 feet to an iron pin in the North margin of Thompson Lane; thence with the margin of the same Westerly 178.8 feet to the beginning.

Being the same property conveyed to Charles Walker by Warranty Deed from M. Lucille Bush of record in Instrument No. 20130228-0020274 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on February 28, 2013.

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 2826 Hartford Drive, Nashville, TN 37210, 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 17th day of March, 2026.

Charles Walker

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 Charles Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2026.

Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 17 day of March, 2026.

K. Thomas Sidwell
Date: 03/17/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of March, 2026.

Notary Public
My Commission Expires: 1-21-26

