WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $980,000.00.

Affiant

Subscribed and sworn to me on 03/18/26.

NOTARY PUBLIC

My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1394284 DEEDWARR
03/18/2026 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20260318-0021681

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katharine Darden Asquith and Hayden Asquith 576 Watsonwood Drive Nashville, TN 37211	Primis Mortgage Company 5535 Currituck Drive Ste. 120 Wilmington, NC 28403	147 14 0E 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HARLIN LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Katharine Darden Asquith and Hayden Asquith, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
>
> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 576 of 574 WATSONWOOD DRIVE COMMONS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 574 WATSONWOOD DRIVE COMMONS, a Horizontal Property Regime, of record in Instrument No. 20250415-0028395, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being part of the same property conveyed to HARLIN LLC, a Tennessee limited liability company by Warranty Deed from Mary D. McKinney, of record in Instrument No. 20250408-0026641, in the Register's Office for Davidson County, Tennessee, dated April 4, 2025, and recorded on April 8, 2025.
>
> This is Improved property, known as 576 Watsonwood Drive, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does

further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 03/18/26.

HARLIN LLC,
a Tennessee limited liability company

By: Matthew McKinney
Its: Member

By: Andrew Hill
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Matthew McKinney and Andrew Hill, 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, and who further acknowledged that they are the Members of HARLIN LLC, a Tennessee limited liability company, the Grantor, and are authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Witness my hand and official seal on 03/18/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of March, 2026.

Affiant Signature
Date 3-18-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028