This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8763-AJ

Karen Johnson Davidson County
Batch# 1415448 DEEDWARR
05/04/2026 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260504-0039863

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2026.

TIANNA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 11/15/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Alexander McMeen and Courtney M McMeen and Steve Shelton 1608 Observatory Ct Nashville, TN 37215	New Owner	117 15 0 076.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Alan Hazelip, a married man, and Patrick Harold Hazelip, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Courtney M McMeen and David Alexander McMeen, wife and husband and Steve Shelton** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 4 on the Plan of RESUBDIVISION OF LOTS 1 AND 3 OF ADDITION TO GREEN HILLS, of Record in Plat Book 7900 at Page 941, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Harold Hazelip, as to 1/2 interest and Jeffrey Alan Hazelip, as to 1/2 interest, by Special Trustee Deed from Patrick Harold Hazelip and Jeffrey Alan Hazelip, Administrative Trustees of the H. Harold Hazelip Revocable Living Trust, dated September 13, 1994, and as Trustees of the H. Harold Hazelip Marital Trust, dated September 21, 2022, under the H. Harold Hazelip Revocable Living Trust, dated September 13, 1994, of record in Instrument No. 20260317-0021286, in the Register's Office of Davidson County, Tennessee, dated March 10, 2026 and recorded on March 17, 2026.

Being the same property conveyed to H. Harold Hazelip and Helen R. Hazelip, Trustees of the H. Harold Hazelip Revocable Living Trust, dated September 13, 1994, by Warranty Deed from Harold Hazelip and wife, Helen R. Hazelip, of record in Instrument No. 20070806-0093085, in the Register's Office of Davidson County, Tennessee, dated April 25, 2007 and recorded on August 06, 2007. The said H. Harold Hazelip died on September 21, 2022, then Helen R. Hazelip died January 28, 2026.

Subject property was never primary residence for grantors and/or spouses.

This is improved property located at: **1608 Observatory Court, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2026.

GRANTOR:

Jeffrey Alan Hazelip

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Alan Hazelip , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2026.

Notary Public
My Commission expires: 11/17/2029



My Commission Expires
Nov. 17, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2026.

GRANTOR:

Patrick Harold Hazelip

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick Harold Hazelip, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2026.

Notary Public
My Commission expires: 08/19/2028

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/26.

Affiant Signature – Joshua A. Terry

5/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27