Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-2051

Return to:
Rudy Title and Escrow, LLC
~~2012 21st Avenue South~~
Nashville, TN 37212
FILE #: ~~Y-B-26-220~~

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Stephanie Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of May, 2026

Notary Public

Commission Expires: 11-8-28

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov 8, 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paws In The Sand LLC 220 Windmill Trail Hermitage, TN 37076	Paws In The Sand LLC PO Box 1352 Port St. Lucie, FL 32457	086-12-0A-035.00-CO

Karen Johnson Davidson County
Batch # 1422081 DEEDWARR
05/19/2026 01:13:17 PM 2 pgs
Fees: $13.00 Taxes: $1,779.70
20260519-0045006

WARRANTY DEED

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, I/WE,

Matthew Hall, Jr. and Moriah Hall, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paws In The Sand LLC, a Florida Limited Liability Company

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 Lot No. 101 on the Plan of Final Plat Section Two, Tulip Grove Pointe, of record in Plat at Instrument No. 20110801-0058953, 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 Matthew Hall, Jr. and Moriah Hall, husband and wife by Warranty Deed from Christopher S. Richmond and Alexandra Kournetas Richmond, husband and wife of record in Instrument No. 20220421-0046083 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 21, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 220 Windmill Trail, Hermitage, TN 37076

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 so 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.

Dated this the 15th day of May, 2026.

Matthew Hall, Jr.

Moriah Hall

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Hall, Jr. and Moriah Hall** 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.

Witness my hand and official seal this 15th day of May, 2026.

JOHN LEWIS WILKES II
Notary Public
State of Washington
Commission # 25006431
My Comm. Expires Mar 10, 2029

Notary Public
My Commission Expires: 03/10/2029