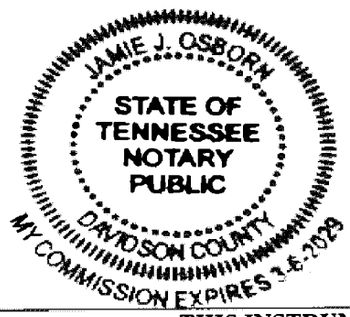
Karen Johnson Davidson County
Batch# 1423537 DEEDWARR
05/21/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260521-0046492

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $899,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2026.

Notary Public

My commission expires: 03/06/2029

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:
Kendall Bard Andrew Walker Boyd	FIRST HORIZON BANK ~~New Owner(s)~~	090-12-4P-002.00-CO
621B Westboro Drive	12719 CENTRAL RD	
Nashville, TN 37209	LITTLE ROCK, AR 72223	

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, **MAY CONSTRUCTION TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDALL BARD AND ANDREW WALKER BOYD, AS WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 621 Westboro Drive, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions for Homes at 621 Westboro Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20221021-0114696, 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 Skylar Hartman, an unmarried man, and Cody Hartman, a married man by Warranty Deed from Finca Developments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230206-0008637 Register's Office for Davidson County, Tennessee, dated February 03, 2023 and recorded on February 06, 2023.

Being the same property conveyed to True North Developers, LLC, a Tennessee Limited Liability Company by Warranty Deed from Skylar Hartman, an unmarried man and Cody Hartman, a married man of record in Instrument No. 20250408-0026529 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 08, 2025.

Being the same property conveyed to May Construction TN LLC by Quitclaim Deed from True North Developers, LLC, a Tennessee Limited Liability Company of record in

Instrument No. 20250630-0050998 Register's Office for Davidson County, Tennessee, dated June 23, 2025 and recorded on June 30, 2025.

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 621B Westboro Drive, Nashville, TN 37209, 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 1st day of May, 2026.

May Construction TN LLC, a Tennessee Limited Liability Company

By:_____
Jatin A. Shah, Authorized Signer

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 **Jatin A. Shah, Authorized Signer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signer of **May Construction TN LLC, a Tennessee Limited Liability Company**, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2026.

Carmen Coats
Notary Public

My Commission Expires: CARMEN COATS

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 1. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605210046492