Karen Johnson
Batch # 1426749
05/29/2026 03:28:45 PM
Fees: $13.00 Taxes: $6,105.00

Davidson County
DEEDWARR
2 pgs

20260529-0048875

1,650,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 day of May, 2026.

(Affix Seal) Notary Public

My Commission Expires: 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

2026-05-4135

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO~~:
RUDY TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-TY-26-006

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Dreamland Trust dated May 26, 2026 480 James Robertson Parkway Nashville, TN 37219	NEW OWNER	Map/Parcel 160-02-0-006.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Gregory Hartwell and Brittany Nicole Hartwell, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **The Dreamland Trust dated May 26, 2026**, hereinafter called the GRANTEE, its successors and assigns, that 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. 34 on the Plan of Forest Acres Subdivision, Section Three of record in Book 1424, Page 56, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwesterly margin of Forest Acres Drive at the corner of Lots Nos. 34 and 35; thence with the line between said Lots Southwesterly 253.4 feet to a point; thence Northwesterly 199.8 feet to the margin of an unnamed roadway; thence with the margin of same, Northwesterly 132.3 feet to the beginning of a curve; thence around said curve, Easterly 141.2 feet to the margin of Forest Acres Drive; thence with the margin of the same, Southeasterly 148.6 feet to the beginning.

Being the same property conveyed to Brandon Gregory Hartwell and Brittany Nicole Hartwell, husband and wife by Warranty Deed from Venetia Everly, Stacy Everly, Erin Everly, Edan Everly, Phillip Jason Everly, and Christopher Everly, heirs at law of Margaret E. Everly, deceased of record in Instrument No. 20220808-0090273, Register's Office for Davidson County, Tennessee, dated August 05, 2022 and recorded on August 08, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 888 Forest Acres Drive, Nashville, TN 37220.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Effective the 26 day May, 2026.

Brandon Gregory Hartwell

Brittany Nicole Hartwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of May, 2026, before me personally appeared Brandon Gregory Hartwell and Brittany Nicole Hartwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of May, 2026.

Notary Signature
My commission expires:

