Karen Johnson Davidson County
Batch# 1427689 DEEDWARR
06/03/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,637.10
20260603-0050207

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $983,000 00

Affiant

Subscribed and sworn to me on 06/01/26

NOTARY PUBLIC

My Commission Expires

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-14-2028 HALEY HALE MCCLELLAN

THIS INSTRUMENT WAS PREPARED BY:

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

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Leah Hurlbut<br>574 Watsonwood Drive<br>Nashville, TN 37211 | NEW OWNER | 147 14 0E 001 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 Leah Hurlbut and Bryan Hurlbut, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 574 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 574 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 GRANTEE 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 06/01/26.

**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 06/01/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

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

## Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/1/2026.

Date

Affiant Signature

6/1/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

