Karen Johnson Davidson County
Batch# 1435667 DEEDWARR
06/18/2026 08:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20260618-0055207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Rebecca G. Robinson
Affiant

Subscribed and sworn to me on June 16, 2026

Notary Public 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37474

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
HI Properties, LLC a Tennessee Limited Liability Company	SAME AS NEW OWNER	Tract 1: - 102-13-0-102.00 Tract 2: - 102- 14-0-008.00
401 S. Mt. Juliet Rd. #235		
Mt. Juliet, TN 37122		

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, J.B. Downey and Sons, Inc. and Downey Development, a Tennessee General Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto HI Properties, LLC a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 Davidson County Property Taxes which have been prorated by the parties and assumed by the Grantee for both Tract 1 & Tract 2.

2. Matters shown on the Plan of record in Book 2663, page 59, said Register's Office.

3. Conveyance of Waterlines of record in Book 2879, page 495, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4878, page 186, said Register's Office.

5. Lack of direct access to and from controlled access highway.

This property is also known as improved property located at 608 & 610 Hapwood Drive, Nashville, TN 37205 (Tract 1) and an unimproved tract or parcel of land located at 0 Hapwood Drive, Nashville, TN 37205 (Tract 2)

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 GRANTORS do covenant with the said GRANTEES that 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 GRANTORS do further covenant and bind itself, its successors and assigns, 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.

WITNESS my hand this 16th. of June,2026.

As to Tract 1:

Downey Development, a Tennessee General Partnership

By: _____
Dawn Downey, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared DAWN DOWNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Managing General Partner of Downey Development a Tennessee General Partnership, the within named bargainor, and that she as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as Managing General Partner

Witness my hand, at office, on June 16, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 9/28/26

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

37474

WITNESS my hand this 16th. of June,2026.

As to Tract 2:

J. B. Downey and Sons, Inc.:
A Tennessee Corporation

By: _____
Dawn Downey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared DAWN DOWNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Authorize Agent of J. B. Downey and Sons, Inc., the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by herself as Authorized Agent.

Witness my hand, at office, on June 16, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 9/28/2026

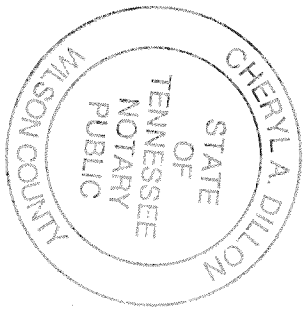


EXHIBIT A

TRACT 1 – Parcel #: 102-13-0-012.00 (608/610 Hapwood Dr., Nashville, TN 37205)

Land in Davidson County, Tennessee, being part of Lot No. 25, as shown on the map entitled Plan of Brook Meade Addition, Section II, of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description:

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof as described in the deed of record in Book 3032, page 395, said Register's Office.

Being part of the same property conveyed to J. B. DOWNEY AND SONS, INC., by deed from CARL SIEGRIST, CLARENCE SIEGRIST, OSCAR SIEGRIST, WILLIAM SIEGRIST AND MINNIE SIEGRIST, of record in Book 2703, page 35, dated November 5, 1957, said Register's Office.

J. B. DOWNEY AND SONS, INC., conveyed their interest in said property to DOWNEY DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, by Instrument of Correction and Quitclaim Deed of record as Instrument No. 20260504-0039426, and Scrivener's Affidavit of record as Instrument No. 20260506-0040679, and by Instrument of Correction and Quitclaim Deed of record as Instrument No. 20260617-0054813, said Register's Office.

TRACT 2 – Parcel #: 102-14-0-008.00 - (0 Hapwood Dr., Nashville, TN 37205)

Land in Davidson County, Tennessee, being part of Lot No. 24, as shown on the map entitled Plan of Brook Meade Addition, Section II, of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof as described in the deed of record in Book 3032, page 341, said Register's Office.

Being part of the same property conveyed to J. B. DOWNEY AND SONS, INC., by deed from CARL SIEGRIST, CLARENCE SIEGRIST, OSCAR SIEGRIST, WILLIAM SIEGRIST AND MINNIE SIEGRIST, of record in Book 2703, page 35, dated November 5, 1957, said Register's Office.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 June 16, 2026 (date of document).

Affiant Signature

June 17, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

