RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1438847 DEEDWARR 06/29/2026 09:42:30 AM 4 pgs Fees: $23.00 Taxes: $1,228.40 20260629-0058460	The actual consideration for this transfer or value of property transferred (whichever is greater) is $332,000.00. Affiant Sworn to and subscribed before me this 26th day of June, 2026. Notary Public My Commission Expires: 5-18-28
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

CHANCE ALEXANDER SUMMERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
H & A Capital Partners LLC, a Tennessee limited liability company 211 Shawn Drive Nashville, TN 37211	New Owner(s)	073 09 0 057.00

THIS GENERAL WARRANTY DEED is made and effective as of the 25th day of June, 2026 (the "***Effective Date***"), by and between:

PAMELA E LEDFORD, an unmarried woman("*Grantor*"); and

H & A CAPITAL PARTNERS LLC, A Tennessee Limited Liability Company ("*Grantee*").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of GIBSON HEIGHTS, of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Pamela E. Ledford, by Quitclaim Deed from Robert S. Ledford, of record in Instrument No. 20050121-0008036, in the Register's Office of Davidson County, Tennessee, dated December 20, 2004, and recorded on January 21, 2005. The said Pamela E. Ledford and Robert S. Ledford having since divorced per Final Decree of Divorce of record in Docket No. 04D-344 in Fourth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Robert S. Ledford and Pamela E. Ledford, husband and wife, by Warranty Deed from William G. Hughes and Linda A. Hughes, husband and wife, of record in Book 8908, Page 98, in the Register's Office of Davidson County, Tennessee, dated March 31, 1993, and recorded on April 06, 1993.

This is improved property commonly known as 2411 McGinnis, Nashville, TN 37216.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GIBSON HEIGHTS, as recorded in Plat Book 1835, Page(s) 133.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2087, Page 453.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Pamela E. Ledford

Pamela E Ledford

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, PAMELA E LEDFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2026.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Oct. 20, 2026

Barbara Collins

Notary Public

My Commission Expires: 10/20/2026

202606290058460

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 25, 2026 (date of document).

Affiant Signature

Date: 06/26/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 26th day of June, 2026.

Notary Public

My Commission Expires: 9-18-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY