Karen Johnson Davidson County
Batch# 1442925 DEEDWARR
07/07/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $503.20
20260707-0061079

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64514
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
OSSCA, LLC, a Texas Limited Liability Company 197 Robin Hill Road Nashville, TN 37205	OSSCA, LLC, a Texas Limited Liability Company 197 Robin Hill Road Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 129150A14300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Weston V. Hardy, III, Trustee of the Weston V. Hardy, III Revocable Trust, created July 7th, 2025**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **OSSCA, LLC, a Texas Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 143 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Weston V. Hardy III, unmarried, by Warranty deed from Wayne A. Schultz, unmarried, recorded on March 31, 2008, of record in Inst. No. 20080331-0031956, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated July 7, 2025, recorded July 14, 2025, of record in Inst. No. 20250714-0055270, said Register's Office, subject property was conveyed to Weston V. Hardy, III, Trustee of the Weston V. Hardy, III Revocable Trust created July 7th, 2025,

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7091, page 302, amended in Inst. No. 20071025-0126213, Inst. No. 20080424-0042111, Inst. No. 20150520-0046371, Inst. No. 20150818-0083106, Inst. No. 20220520-0058927, Inst. No. 20220520-0058928, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Belle Meade Highlands Condominium Association, Inc., of record in Book 7102, page 223, said Register's Office; Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office.

This is improved property, known as 21 Vaughns Gap Road, # 143, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2026.

Weston V. Hardy, III Revocable Trust
created July 7th, 2025

By: _____
Weston V. Hardy, III, Trustee

State of Tennessee

County of Davidson

On this 18th day of June, 2026, before me the undersigned authority, personally appeared Weston V. Hardy, III, Trustee of the Weston V. Hardy, III Revocable Trust created July 7th, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $136,000.00.

_____
Affiant

Sworn and subscribed before me this 18th day of June 2026.

_____
Notary

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 18, 2026. (Date of document)

Affiant Signature

7/6/2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of July, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028