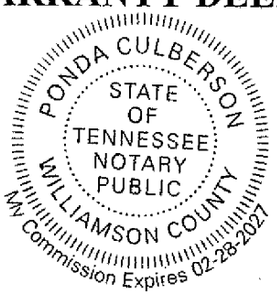
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on 07/15/26.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 1449651 DEEDWARR
07/21/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260721-0065686

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 #
HARLIN LLC 8221 Middlewick Lane Nolensville, TN 37135	SAME AS NEW OWNER	147 14 0 051.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donna L. Groves, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto HARLIN LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, State of Tennessee, being Lot 238, PLAN OF WHISPERING HILLS, SECTION II-B, as shown on plat of record in Plat Book 2331, Page 155, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Said Lot No. 238 fronts 123 feet on the northeasterly side of Watsonwood Drive and runs back 220.2 feet on the northwesterly line and 236.5 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 123.5 feet thereon.
>
> Being the same property conveyed to Clarence E. Groves and wife, Donna K. Groves by Warranty Deed dated May 21, 1973, from James Robert Porter and wife, Bobbie C. Porter, of record in Book 4709, Page 653, in the Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to C. Edwin Groves and wife, Donna K. Groves by Quitclaim Deed dated July 2, 1993, from Clarence E. Groves and wife, Donna K. Groves, of record in Book 9010, Page 261, in the Register's Office for Davidson County, Tennessee. The aforementioned C. Edwin Groves having since died on or about August 9, 2017. Donna K. Groves is the same person as Donna L. Groves.
>
> This is improved property known as 578 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 GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she 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 herself, her heirs 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.

Witness my hand this 07/15/26.

Donna L. Groves

Donna L. Groves

STATE OF TENNESSEE
COUNTY OF Blount

On 07/15/26, before me personally appeared Donna L. Groves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/15/26.

NOTARY PUBLIC

My Commission Expires: 12/18/29

GEORGE L. BRONNER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 12-18-2029
KNOX COUNTY

Tennessee Certification of Electronic Document

I, Bryan D. Spicer, 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 7/15/2026 (date of document).

Affiant Signature

7/16/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

