Karen Johnson Davidson County
Batch# 1450661 DEEDWARR
07/22/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260722-0066605

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9507-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harborwood LLC 3416 Harborwood Circle Nashville, TN 37214	New Owner	108 12 0B 189.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ryan James Ford, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Harborwood LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Phase 1A - Section 6, Harborview of record in Plat Book 7900, Page 645, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan James Ford, unmarried, by Warranty Deed from Renee E. Lawwill, Trustee of The Renee E. Lawwill Revocable Living Trust U/A/D dated May 7, 2009, of record in Instrument No. 20190212-0013126, in the Register's Office of Davidson County, Tennessee, dated February 11, 2019 and recorded on February 12, 2019.

This is improved property located at: **3416 Harborwood Circle, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2026

GRANTOR:

Ryan James Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan James Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

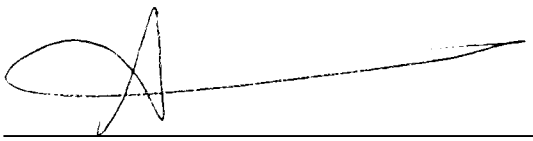
WITNESS my hand and seal at office this 22nd day of July, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 22, 2026**.



Affiant Signature — **07/22/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 22, 2026**.



Notary's Signature

My Commission Expires: 4-21-30



Notary's Seal