Karen Johnson Davidson County
Batch# 1455888 DEEDWARR
08/05/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260805-0072088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/3/2026
(AFFIX SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Allaire Tart	New Owner	Map: 108-12-0B-226.00CO
(NAME) 3417 Harbor Hill Pl	(NAME) 3417 Harbor Hill Pl	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SPARKLE RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN ALLAIRE TART, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 21, on the Plan of Section Two, Harborview, Final Phase, of record in Book 9700, Page 708, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sparkle Rentals, LLC, a Tennessee Limited Liability Company, by deed from Summer Ray, unmarried, of record in Instrument No. 20151201-0121097, dated November 24, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 708, said Register's Office; (3) Charter for Homeowners Association of record in Book 10316, Page 886, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Instrument No. 20160916-0097635, in the Register's Office for Davidson County, Tennessee; (5) Agreement of record in Book 8068, Page 721, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Book 7390, Page 270 and Book 10937, Page 376, in the Register's Office for Davidson County, Tennessee.; (7) Deed of Conveyance for Waters Mains of record in Book 6147, Page 886, in the Register's Office for Davidson County, Tennessee; (8) Deed of Conveyance for Sewer of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee; (9) PUD Boundary of record in Plat Book 6900, Pages 577-581, in the Register's Office for Davidson County, Tennessee; (10) Charter of Sparkle Rentals Two of record in Instrument No. 20241024-0082798, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 10125, Page 494, amended in Book 10344, Page 233, Book 10386, Page 334 and Instrument No. 199912150303474, and Book 10316, Page 891, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3417 Harbor Hill Pl, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 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 our hands this 31st day of July, 2026.

Sparkle Rentals, LLC

BY: _____
Frank W. Hickman
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank W. Hickman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member respectively of Sparkle Rentals, LLC the within named bargainer, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kate Harris, 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 8/3/2026.

Date

Affiant Signature

8/3/2026

Date

State of Tennessee

County of Dekalb

Sworn to and subscribed before me this 3 day of August, 2026.

Notary's Signature

My Commission Expires: 7/8/2028

Notary's Seal (if on paper)

LORI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB