Karen Johnson Davidson County
Batch# 1459995 DEEDWARR
08/17/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20260817-0076472

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rachel June McCall 240 Westchase Drive Nashville, TN 37205	Rachel June McCall 240 Westchase Drive Nashville, TN 37205	087050A03300CO,

This Instrument Prepared By:
Jensen Betz
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

The actual consideration or value, whichever is greater, for this transfer is $ 293,500.00

By: Robert D. Lunt, Jr.
Agent for REALtech Title LLC

Tyra E. David
Notary Public
State of New Jersey
ID # 2216141
My Comission Expires
July 27, 2026

Subscribed and sworn to before me this 6th day of JULY, 2026.

Notary Public

My Commission Expires: 7/27/28

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HPA CL1 LLC, a Delaware Limited Liability Company, successor by merger to HPA CL2 LLC, a Delaware Limited Liability Company hereinafter called the Grantor, has bargained and sold, and by these presents transfers and conveys to **Rachel June McCall, A Single Person, Joint Tenancy With Rights of Survivoship and Sean Garnel Richardson Jr., A Single Person, Joint Tenancy With Rights of Survivorship**, hereinafter called the Grantee(s), and the Grantee(s)' successors and assigns, the following tract or parcel of improved property:

Being Lot No. 33 on the plan of Final Plat, Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 173, amended in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to HPA CL2 LLC, a Delaware Limited Liability Company, by Warranty Deed from Danielle L. Goodboo n/k/a Danielle L. Byron, a married woman, joined by her husband Nicholas Byron, dated January 10, 2023, and recorded January 12, 2023, of record in Instrument No. 20230112-0002819, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 5910 Colchester Dr, Hermitage, Tennessee, 37076
TAX PARCEL ID/APN: 087 05 0A 03300CO

To have and to hold the tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the Grantee(s) and Grantee(s)' successors and assigns, forever; and Grantor covenants with the Grantee(s) that Grantor is lawfully seized and possessed of the land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantee(s), and the Grantee(s)' 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.

Executed this 6TH day of JULY, 2026.

HPA CL1 LLC

Meghann Johnson

By: Meghann Johnson, Authorized Signer

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a notary public in and for the aforesaid County and State, the within named Meghann Johnson, as Authorized Signer of HPA CL1 LLC, the bargainor, with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2026.

NOTARY PUBLIC STATE OF TEXAS

Monica Marie Hall

ID NUMBER
132786234
COMMISSION EXPIRES
November 17, 2028

Monica Marie Hall

Notary Public Monica Marie Hall

My Commission Expires: 11/17/2028

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 July 6, 2026.

Signature – Larry N. Westbrook

Date: August 12, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of Aug. 2026.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY