Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $462,000.00.

Sarah Wilkin Hill
Affiant

Subscribed and sworn to before me, this 27th day of August, 2026.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch # 1465087 DEEDWARR
08/28/2026 10:12:43 AM 2 pgs
Fees: $13.00 Taxes: $1,709.40
20260828-0079920

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Wilkin Hill 2036 Graybar Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0D-018.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hendrick Business Development, LLC, a Florida Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Wilkin Hill, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2036, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165, Supplemental Declaration of record in Book 8747, page 521 and further amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to KAREN D. HENDRICK AND HUSBAND, WILLIAM HENDRICK, by deed from HOLLY KATHRYN MCCOURT NKA HOLLY MCCOURT POFF, of record in Instrument No. 20120613-0051537, dated June 6, 2012, said Register's Office.

KAREN D. HENDRICK AND HUSBAND, WILLIAM HENDRICK conveyed to HENDRICK BUSINESS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20200323-0031618, dated March 18, 2020, said Register's Office.

This conveyance is made in connection with the winding up of the affairs of Hendrick Business Development, LLC, a dissolved Florida limited liability company, pursuant to Section 605.0709, Florida Statutes, including the authority granted therein to transfer title to the Company's real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-11-0D-018.00 CO.

Master Deed of record in Book 6686, page 166, as amended in Book 6814, page 165, as supplemented in Book 8747, page 521, designation of successor developer in Book 8747, page 536, and as further amended in Book 9315, page 795, said Register's Office.

By-Laws of record Instrument Nos. 20000801-0075604, and 20060912-0112658, said Register's Office.

Storm Water Detention Agreement of record in Book 6634, page 506, said Register' s Office.

This is improved property located at 2036 Graybar Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of August, 2026.

Hendrick Business Development, LLC, a Florida Limited Liability Company

William L. Hendrick

By: William L. Hendrick, Member

Karen D. Hendrick

By: Karen D. Hendrick, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared William L. Hendrick and Karen D. Hendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officers authorized to execute the instrument) of Hendrick Business Development, LLC, a Florida Limited Liability Company, the within named bargainor, and that they as such Members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid Members.

Witness my hand, at office, this 27th day of August, 2026.

Notary Public

My Commission Expires: _____

