Karen Johnson Davidson County
Batch# 1465249 DEEDWARR
08/31/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20260831-0080166

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

CRT File No. 260755292

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $692,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2026.

Notary Public
My Commission Expires: 9/16/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela K. York 644 B W Green Lane Nashville TN 37207	New Owner	Tax Parcel ID No. 049 14 0F 002.00

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, **Rosewood Construction LLC, a Tennessee limited liability company and Hammrich Holdings LLC, a Tennessee limited liability company** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela K. York, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B OF SIXHUNDREDFORTYFOUR WEST GREEN LANE a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SIXHUNDREDFORTYFOUR WEST GREEN LANE, a Horizontal Property Regime, of record in Instrument Number 20250904-0070693, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of same property conveyed to Rosewood Construction LLC, a Tennessee Limited Liability Company, and Hammrich Holdings LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20250821-0067066, in the Register's Office of Davidson County, Tennessee, dated August 14, 2025, and recorded on August 21, 2025.

Being a part of same property conveyed to Music City Financial, LLC, by Warranty Deed from Johnny Wade Saxon and Rachel Saxon, husband and wife, of record in Instrument No. 20250821-0067064, in the Register's Office of Davidson County, Tennessee, dated August 13, 2025, and recorded on August 21, 2025.

Being a part of same property conveyed to Johnny Wade Saxon, by Quitclaim Deed from Roy Allen Saxon, Mickle Joe Saxon, Vickie Saxon and Johnny Wade Saxon, of record in Instrument No. 20250401-0024453, in the Register's Office of Davidson County, Tennessee, dated February 24, 2025, and recorded on April 01, 2025.

Being a part of the same property conveyed to Betty Jo Moorehead, by Quitclaim Deed from Terry Wayne Moorehead, of record in Instrument No. 20010302-0019513, in the Register's Office of Davidson County, Tennessee, dated December 11, 2000, and recorded on March 02, 2001.

Being a part of the same property conveyed to Betty J. Moorehead, by Warranty Deed from Jimmy Dee Gregory and wife, June Gregory, of record in Book 10530, Page 817, in the Register's Office of Davidson County, Tennessee, dated July 11, 1997, and recorded on July 16, 1997. Said Betty Jo Moorehead died on July 16, 2024. Also see Affidavit of Heirship recorded in Instrument Nos.

20250401-0024452, 20250821-0067062 and 20250821-0067063, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20250904-0070693.

Covenants, Conditions and Restrictions as set forth in Declaration Of Restrictions and Covenants recorded in Instrument No. 20260512-0042751 and Instrument No. 20260609-0051927.

This is improved property located at 644 B W Green Lane Nashville TN 37207

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 24th day of August, 2026.

Rosewood Construction LLC.

By: _____ member
Bryan Street, Member

Hammrich Holdings LLC.

By: _____ Member
Scott Hammrich, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Bryan Street, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Rosewood Construction LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of August, 2026.

_____
Notary Public

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

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Scott Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Hammrich Holdings LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of August, 2026.

_____
Notary Public

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 21, 2026.

J. Carlton Drumwright

August 21, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 21, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY