Karen Johnson Davidson County
Batch# 1468704 DEEDWARR
09/04/2026 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260904-0082332

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611563B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$420,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this ____ day of September, 2026.

Notary Public
My Commission Expires: _____

CHRISTIAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

WARRANTY DEED

THIS INDENTURE, made this 1st day of September, 2026, among:

DOROTHY L. HARDIN, AS TRUSTEE FOR THE CARL W. HARDIN, JR. AND DOROTHY L. HARDIN REVOCABLE LIVING TRUST, DATED THE 16TH DAY OF NOVEMBER, 2007

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JULIA GRAHAM MEANS, SOLE OWNERSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Section Seven, Bradford Hills, of record in Book 7900, page 6 and Book 7900, pages 337 and 338, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl W. Hardin, Jr. and wife Dorothy Lucille Hardin by deed from Yazdian Construction, Inc., dated August 24, 1992, of record in Book 8711, page 445, Register's Office for Davidson County, Tennessee. The property was further conveyed to Carl W. Hardin, Jr. and Dorothy L. Hardin, as Trustees for The Carl W. Hardin, Jr. and Dorothy L. Hardin Revocable Living Trust by deed from Carl W. Hardin, Jr. and Dorothy L. Hardin (a/k/a Dorothy Lucille Hardin), dated December 17, 2007, of record in Instrument No. 20071220-0146074, said Register's Office. The said Carl W. Hardin, Jr. having since died on June 16, 2016.

Being also known as 1629 Roundhill Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dorothy L. Hardin, as Trustee for The Carl W. Hardin, Jr. and Dorothy L. Hardin Revocable Living Trust, dated the 16th day of November, 2007

BY: Dorothy L Hardin
Dorothy L. Hardin, Trustee

State of Texas
County of Denton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dorothy L. Hardin** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **The Carl W. Hardin, Jr. and Dorothy L. Hardin Revocable Living Trust, dated the 16th day of November, 2007.**

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

Notary Public
My Commission Expires: 08/04/2029

RICHARD VICTOR WHITE
Notary ID #131235563
My Commission Expires
August 4, 2029

Owner Name & Property Address:

Name: **Julia Graham Means**
Address: **1629 Roundhill Drive**
City, State, Zip: **Nashville, TN 37211**

Responsible Party For Taxes:

Name: **New Owner**
Address: _____
City, State, Zip: _____

Tax ID: 172-12-0B-142.00

Certificate of Authenticity

I, Leslie Hayes, 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 **8/31/2026**.

Date

Affiant Signature

9/1/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **September**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)