# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,462.99.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/16/29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LB-JH-26-636

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Pointer Properties LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **142-15-0-009.00** |
| **613 Ravenwood Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Ravenwood Dr, GA 30188** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **JEFFREY L. HAWLEY, CO-TRUSTEE TO THE HAWLEY FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 14, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **POINTER PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 90, on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Page 93 and 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 90 feet on the Northerly side of Harpeth Bend Drive and extends back 183.9 feet on the Westerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Jeffrey Hawley, a Single man by Warranty Deed from Chad Lincoln Goddard, a single man of record in Instrument No. 20010619-0065081 Register's Office for Davidson County, Tennessee, dated June 08, 2011 and recorded on June 19, 2001.

Being the same property conveyed to Jeffrey L. Hawley and Jennifer M. Hawley, Trustees, Hawley Family Revocable Living Trust Agreement dated February 14, 2023 by Quit Claim Deed from Jeffrey Hawley of record in Instrument No. 20230718-0055005 Register's Office for Davidson County, Tennessee, dated July 13, 2023 and recorded on July 18, 2023.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 93 and 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3857, Page 858 and amended in Book 3866, Page 656, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement in favor of Harpeth Valley Utilities of record in Book 8626, Page 848, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of United States of America of record in Book 2271, Page 192, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **636 Harpeth Bend Drive, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch # 1468993 **DEEDWARR**
09/04/2026 03:48:19 PM 2 pgs
Fees: $13.00 Taxes: $1,363.31

20260904-0082708

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF AUGUST, 2026.

Jeffrey L. Hawley, Co-Trustee to the Hawley Family Revocable Living Trust Agreement dated February 14, 2023

BY:_____
Jeffrey L. Hawley
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY L. HAWLEY, CO-TRUSTEE of JEFFREY L. HAWLEY, CO-TRUSTEE TO THE HAWLEY FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 14, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of August, 2026.

_____
Notary Public
My Commission Expires: 2.05.30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212