WARRANTY DEED

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$665,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1470366 DEEDWARR
09/09/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260909-0083351

File #26-TC-1753-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Travis Dalton Hill and Andrew Butler Bennett	**The Turnkey Foundation, Inc., dba Arbor Financial Group**	
(NAME)	(NAME)	
1753 Boxwood Drive	**1805 East Garry Avenue**	**172 03 0A 164.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Santa Ana, CA 92705**	
(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,

DAVID SPETH, A MARRIED MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

TRAVIS DALTON HILL AND ANDREW BUTLER BENNETT, A MARRIED COUPLE,

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 82 on the Plan of SUMMIT AT THE WOODLANDS, CLUSTER LOT SUBDIVISION as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, thereof.

Being the same property conveyed to David Speth, single man, by Warranty Deed from Thomas H. Cabell Jr., of record in Instrument No. 20190828-0086803, in the Register's Office of Davidson County, Tennessee, dated August 15, 2019, and recorded on August 28, 2019.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMIT AT THE WOODLANDS CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20170724-0074740.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY THE WOODLANDS, as recorded in Plat Book 6900, Page 497.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109.
* Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 20190128-0008251.
* Agreement for Participation in Huntington Park Trunk Sewer as set forth in instrument recorded in Book 6699, Page 752.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7336, Page 3 and Instrument No. 20070702-

0078297.
* Common Open Space Deed recorded as Instrument No. 20221222-0131954.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **1753 Boxwood Drive, Nashville, TN 37211**.

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.

*The execution of this instrument is affected by the signature of **ADRIAN SPETH** as Attorney-in-Fact for **DAVID SPETH**, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number 202609090083350, Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **2nd** day of **September, 2026.**

David Speth by Adrian Speth, his attorney in fact
David Speth by Adrian Speth, his Attorney-In-Fact

Adrian Speth

The said **ADRIAN SPETH** is the spouse of **DAVID SPETH** and joins herein to convey any and all marital interest **ADRIAN SPETH** may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADRIAN SPETH**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DAVID SPETH**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DAVID SPETH**.

Witness my hand and official seal this **2nd** day of **September, 2026.**

Notary Signature
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2026, before me personally appeared Adrian Speth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2026.

Notary Signature
My commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jodi Jackson,** 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 this the 2 day of September, 2026.

Affiant Signature

Date 9/2/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027