Karen Johnson Davidson County
Batch# 1470719 DEEDWARR
09/10/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,545.60
20260910-0083847

WARRANTY DEED 	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $688,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/04/2026. NOTARY PUBLIC MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 10482-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Said & Co. Development, LLC	Said & Co Development, LLC	175-00-0-078.00
4168 Murfreesboro Pike	4168 Murfreesboro Pike	
Antioch, TN 37013	Antioch, TN 37013	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wayne D. Hardwick and wife, Mary L. Hardwick

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Said & Co. Development, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee; being property being described in Deed Book 3343, Page 279, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl, dated September 16, 1983, as follows:

BEGINNING at a point in the northerly margin of Murfreesboro Road, being 785 feet from the centerline of Couchville Pike; thence continuing with said margin, N 46 degrees 30 minutes W, 113.1 feet to a point; thence N 43 degrees 15 minutes E, 322.5 feet to a point; thence S 52 degrees 15 minutes E, 141.5 feet to a point; thence S 47 degrees W, 366.5 feet to the point of beginning.

Being the same property conveyed to Wayne D. Hardwick and wife, Mary L. Hardwick as tenants by the entirety by Warranty deed from Roy V. Parsley and wife, Mary F. Parsley of record in Book 6150, page 328, Register's Office for Davidson County, Tennessee, dated 9/29/1983 and recorded on 10/4/1983.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4168 Murfreesboro Pike Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on September 4, 2026.

Wayne D. Hardwick

Mary L. Hardwick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Wayne D. Hardwick and Mary L. Hardwick, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 4, 2026.

Notary Public

My Commission Expires: 1/7/32

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 10482-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 September 4, 2026.

J. Carlton Drumwright

September 4, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 4, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY