Karen Johnson Davidson County
Batch# 1472092 DEEDWARR
09/14/2026 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $2,830.50
20260914-0084757

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00

Affiant

Subscribed and sworn to before me this 11th day of September, 2026.

Notary Public
My commission expires: 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sarah Barge Hawley	401 Bowling Ave # 15 Nashville, TN 37205	104-13-0A-015-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **476 Realty, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Sarah Barge Hawley, an unmarried woman** 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:

Being Building Site No. 15 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to 476 Realty, LLC, a Limited Liability Company by deed from Victoria Maurelle Ponder, Trustee of The Victoria Maurelle Ponder Trust, dated November 23, 2010, of record in Instrument No. 20251211-0098717, Register's Office for Davidson County, Tennessee, and dated December 10, 2025.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Richmeade Place of record in Book 4860 Page 44 Register's Office for Davidson County, Tennessee.

3. Charter of Richmeade Place Homeowners Association of record in Book 4942 Page 633 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 4941, Page 637, Book 5019 Page 946, Book 5036 Page 338, Book 5039 Page 256, Book 5094 Page 473, Book 5238 Page 385, and Book 5733 Page 628 in the official records of the Davidson County Register of Deeds.

5. Easement for Sewers of record in Minute Book 34 Page 455, Circuit Court for Davidson County, Tennessee.

6. Quitclaim Deed to Common Area of record in Book 4947 Page 348 Register's Office for Davidson County, Tennessee.

This property is improved property known as 401 Bowling Avenue, #15, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of September, 2026.

476 Realty, LLC, a Tennessee Limited Liability Company

By: _____
Jerry Wayne Robinson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Jerry Wayne Robinson, with whom I am personally acquainted, and who acknowledged himself to be the Member of 476 Realty, LLC, a Tennessee Limited Liability Company, the within named bargainor, and as such Member being authorized so to do, executed this instrument for the purposes therein contained and on behalf of 476 Realty, LLC, a Tennessee Limited Liability Company.

Witness my hand, at office, this 11th day of September, 2026.

Notary Public

My Commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 11, 2026 (date of document).

Affiant Signature

9/11/26
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 11th day of September, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027