Karen Johnson Davidson County
Batch# 1480452 DEEDWARR
10/05/2026 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20261005-0091217

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 25th day of September, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kaylynn McCombs	REGIONS MORTGAGE	060-08-0-030.00
3036 Hillside Rd	2050 PARKWAY OFFICE CIRCLE	
Nashville, TN 37207	BIRMINGHAM, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARD HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLYNN MCCOMBS,** UNMARRIED WOMAN HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to wit:

Being southerly 65 feet on the easterly 200 feet, Lot No. 6 on the Plan of E.A. Lindsey's Subdivision on Dickerson Road, of record in Plat Book 547, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elmer A. Cosby and wife Anne Cosby by Warranty Deed from John T. Pewitt and wife Etta Christine Pewitt of record in Book 4056, Page 815, Register's Office for Davidson County, Tennessee, dated May 10, 1966 and recorded on September 15, 1966.

Elmer A. Cosby deceased on or about April 8, 1985. Anne Cosby conveys as surviving tenant by the entirety.

Being the same property conveyed to Melissa Chance Hanvy by Quit Claim Deed from Anne Cosby of record in Book 11267, Page 984, Register's Office for Davidson County, Tennessee, dated September 18, 1998 and recorded on December 28, 1998.

Being the same property conveyed to Sarah Elizabeth Chance by Quit Claim Deed from Melissa Chance-Hanvy of record in Instrument No. 20070605-0067012 Register's Office for Davidson County, Tennessee, dated June 1, 2007 and recorded on June 5, 2007.

Sarah Elizabeth Chance deceased on or about March 24, 2009. See Affidavit of Heirship of record in Instrument No. 20090526-0047978 in aforementioned Register's Office.

Being the same property conveyed to Patsy Darlene Pack by Quit Claim Deed from Joshua Adam Calvin Chance and wife Heather Dano Chance, husband and wife of record in Instrument No. 20110602-0042240 Register's Office for Davidson County, Tennessee, dated June 1, 2011 and recorded on June 2, 2011.

Being the same property conveyed to Adam Brett Williamson by Quit Claim Deed from Patsy Darlene Pack of record in Instrument No. 20110609-0044240 Register's Office for Davidson County, Tennessee, dated June 9, 2011 and recorded on June 9, 2011.

Adam Bret Williamson deceased on or about May 21, 2016. See Affidavit of Heirship of record in Instrument No. 20250327-0022999 in aforementioned Register's Office.

Being the same property conveyed to James Hulsey by Quit Claim Deed from Amanda Williamson of record in Instrument No. 20250403-0025524 Register's Office for Davidson County, Tennessee, dated April 2, 2025 and recorded on April 3, 2025.

Being the same property conveyed to Kepley Properties, LLC by Warranty Deed from James Hulsey abd Angela Speakman of record in Instrument No. 202512160099793 Register's Office for Davidson County, Tennessee, dated December 12, 2025 and recorded on December 15, 2025.

Being the same property conveyed to Hard House, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kepley Properties, LLC of record in Instrument No. 20251229-0103016 Register's Office for Davidson County, Tennessee, dated December 23, 2025 and recorded on December 29, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3036 Hillside Road, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24 day of September, 2026.

Hard House, LLC, a Tennessee Limited Liability Company

By:_____
Hector Martinez, Member

By:_____
Erick Vargas, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hector Martinez, Member and Erick Vargas, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Hard House, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24 day of September, 2026.

Notary Public

My Commission Expires: 11/28/27

ASHLYNN DEPOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 24, 2026

Affiant Signature

1st day of October, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028