RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Warranty Deed

Karen Johnson Davidson County Batch # 1232867 DEEDWARR 02/03/2025 09 43 47 AM 2 pgs Fees $13 00 Taxes $4,255 00 20250203-0007834	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000 00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2025 Notary Public My commission expires.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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
Tracy Stephens and Julie Stephens	New Owner(s)	171-00-0-084 00
7107 Hardwood Lane		
College Grove, TN 37046		

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, **DANIEL J. HANSON AND ELIZABETH E. HANSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY STEPHENS AND JULIE STEPHENS, HUSBAND AND WIFE**, 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, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, May 34, 1947, as follows:

Beginning in the center of Hardscuffle Road, 2610 feet east of the Davidson Williamson County lines; thence with an old stone wall, south 5 degrees 45 minutes west 335 feet to Miles Easley's northerly line; thence with said line, south 85 degrees east 175.7 feet, more or less, to the southwest corner of the property conveyed to Frelon E. Larkin and wife, by deed from W.W. McMahon of record in Book 1537, page 273; thence with Larkin's westerly line north 4 degrees 45 minutes east 340 feet, more or less, to the center of said Drive; thence with of said Drive, westerly 182.3 feet to the beginning, containing 1.4 acres, more or less.

Being the same property conveyed to Stephen S. Geny and wife, Karen H. Geny by Warranty Deed from Goldy L. Tatom and wife, Edna W. Tatom of record in Book 6431, page 916, Register's Office for Davidson County, Tennessee, dated November 23, 1984 and recorded on November 26, 1984.

Being the same property conveyed to Donald B. Mangrum by Warranty Deed from Stephen S. Geny and wife, Karen H. Geny of record in Book 9295, page 899, Register's Office for Davidson County, Tennessee, dated March 28, 1994 and recorded on March 31, 1994.

Being the same property conveyed to Daniel J. Hanson and wife, Elizabeth E. Hanson by Warranty Deed and Irrevocable Durable Power of Attorney from Donald B. Mangrum, married of record in Book 11396, page 882, Register's Office for Davidson County, Tennessee, dated March 5, 1999 and recorded on March 23, 1999.

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

The address of the herein described property is believed to be 5709 Cloverland Drive, Brentwood, TN 37027, 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 31st day of January, 2025.

Daniel J. Hanson

Elizabeth E. Hanson

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 Daniel J. Hanson and Elizabeth E. Hanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON