Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-466

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of March, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1242920 DEEDWARR
03/04/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20250304-0016312

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Hansen and Randy Hansen 2041 Axis Avenue Old Hickory, TN 37138	United Wholesale Mortgage LLC 585 South Boulevard East Pontiac, MI 48341	044-09-0C-178.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dusteen Sieck, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Hansen, a single man and Randy Hansen, a married man, as joint tenants

HEREINAFTER CALLED THE GRANTEES, 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, being Unit No. 178, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No.20200116-0005698, Instrument no. 20201203-0140753, Instrument No.20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits C1 and C2 to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Dusteen Sieck, single woman by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability Company of record in Instrument No. 20221122-0123553 Register's Office for Davidson County, Tennessee, dated November 21, 2022 and recorded on November 22, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2041 Axis Avenue, Old Hickory, TN 37138

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 3rd day of March, 2025.

Dusteen Sieck

Dusteen Sieck

STATE OF Texas
COUNTY OF Tarrant

On this 3rd day of March, 2025, before me virtually appeared Dusteen Sieck, 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 3rd day of March, 2025.

Virginia C. Martin

Notary Signature
My commission expires: 08/06/2025

NOTARY PUBLIC STATE OF TEXAS

Virginia C Martin

ID NUMBER
133255163
COMMISSION EXPIRES
August 6, 2025

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/3/25.

Affiant Signature – Joshua A. Terry

3/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27