Karen Johnson Davidson County
Batch # 1247962 DEEDWARR
03/19/2025 11 03 31 AM 2 pgs
Fees $13 00 Taxes $1,609 50
20250319-0019615

## WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of March, 2025

Notary Public

MY COMMISSION EXPIRES 9-6-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW INC , 1415 North Jackson Street, Tullahoma, TN 37388

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NO(S) |
|---|---|---|
| 21Five Homes, LLC | 21Five Homes, LLC | Map 083 |
| 927 Crescent Hill Road | 2780 Thompson Station Rd E | Group 07-0 |
| Nashville, TN 37206 | Thompson Station, TN 37179 | Parcel 259 00 |

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, we

**Tennessee Property Trust**
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**21Five Homes, LLC**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 06 District of Davidson County, State of Tennessee, described as follows, to wit

LAND in Davidson County, Tennessee, Being Lot No 43 on the Plan of Roselawn, of record in Plan Book 2133, Page 1, Register's Office for Davidson County, Tennessee

SAID Lot No 43 fronts 86 0 feet on the easterly margin of Cresscent Hill Road and extends back 121 2 feet on the northerly line and 116 6 feet on the southerlyline to a broken line in the rear, measuring 83 5 feet thereon

Warranty Deed executed by Ann Layne Hanner and J G Doak, Trustee to Thomas I Hanner of record in Book 10528, Page 38, Register's Office for said County Also see Last Will and Testament of Thomas Isaac Hanner in Instrument No 20240913-0070807 and Estate of Thomas Isaac Hanner in Instrument No 20240913-0070806, which contains the Order Admitting Will to Probate of Davidson County, TN, for Ancillary Administration, and said Will appointed Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner The Will of Thomas Isaac Hanner established a Testamentary Trust, TENNESSEE PROPERTY TRUST, and appointed Linda Mazingo Hanner as Trustee of the Testamentary Trust

unimproved ☐
This is improved ☒ property, known as 927 Crescent Hill Road, Nashville, TN 37206

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 do 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

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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 our hands this 14th day of March, 2025.

Tennessee Property Trust

BY Linda Mazingo Hanner, Trustee
Linda Mazingo Hanner, Trustee

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as trustee of the Tennessee Property Trust, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and seal, at office in ASHEVILLE (city) NC, on this 13th day of March, 2025

Notary. _____

My commission expires 27 JUN 2026

File No.: 25-02888-02T

notary public
Michael A Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026