NEW OWNER:
KYRIL HANNA
5210 GLADECRESS LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Kyril Hanna
5210 Gladecress Ln.
Hermitage, TN 37076
Map & Parcel
086160A057.00CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1089

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1326341 DEEDWARR
09/24/2025 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20250924-0076282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Five Thousand and 00/100 Dollars ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEVEN JAY DOWD, EXECUTOR OF THE ESTATE OF JULIE ANN DOWD,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KYRIL HANNA and BARBARA ISHAK, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 57, of TULIP HILLS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TULIP HILLS, a Horizontal Property Regime, of record in Instrument No. 20230321-0020307 and Amendments recorded in Instrument Nos. 20230426-0030534; 20250606-0044587, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to JULIE ANN DOWD, a single woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated March 13, 2025, and of record in Instrument No. 20250314-0019233, Register's Office for DAVIDSON County, Tennessee. Julie Ann Dowd is now deceased,

having died unmarried and testate on March 31, 2025, a resident of Davidson County, Tennessee. For further reference to title, see the Estate of Julie Ann Dowd, of record in Case No. 25P903, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division), where pursuant to her Last Will and Testament, the property owned by her at the time of her death shall be made a part of her probate estate, and her appointed Executor, Steven Jay Dowd, shall have the authority to sell the property as a part of the administration thereof without the joinder of any beneficiaries.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5210 GLADECRESS LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20230321-0020307, and Amended in Instrument No. 20230426-0030534, and in Instrument No. 20250606-0044587, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 23rd day of September, 2025.

ESTATE OF JULIE ANN DOWD

Steven Jay Dowd, EXECUTOR

BY: STEVEN JAY DOWD,
EXECUTOR

202509240076282

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVEN JAY DOWD, EXECUTOR OF THE ESTATE OF JULIE ANN DOWD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that such person is the Executor of the make or a constituent of the make and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 23rd day of September, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2025.

NOTARY PUBLIC

My commission expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 23, 2025.

Affiant Signature

9/23/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of September, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026