(4)

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1333328
10/13/2025 09 22 59 AM
Fees $38 00 Taxes $1,110 00

Davidson County
DEEDWARR
7 pgs

20251013-0081430

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000 00 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF October, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M T Post	NEW OWNER	
(NAME)	(NAME)	
2105 Casterline Court		147 16 0 032 00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, THOMAS BRITT LUND, JR.,MARRIED, JOHN EDWARD LUND, MARRIED, GEORGE HOLLAND LUND, MARRIED, JAMES ALAN LUND, MARRIED, LISA MICHELLE LUND, UNMARRIED, AUSTIN LUND, MARRIED, ALEC LUND, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M.T. POST, A MARRIED MAN,** 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

Being Lot No. 3 on the PLAN OF WHISPERING HILLS ANNEX, as of record in Book 2331, page 133, Register's Office for said County. Said Lot No. 3 fronts 76.6 feet on the West side of Hasty Drive, and extends back 122.3 feet on the North line and 219.7 feet on the South line to a deed line in the rear, which is a broken line, on which it measures 125 feet.

Being the same property conveyed to Thomas B. Lund and wife, Karlene A. Lund, by Warranty Deed from Bobby Leo Preston and wife, Margaret L. S. Preston, of record in Book 4609, Page 97, in the Register's Office for Davidson County, Tennessee, dated June 9, 1972 and recorded on June 12, 1972.

Being the same property conveyed to Thomas B. Lund, by Quitclaim Deed from Karlene Kay Lund, of record in Book 10976, Page 599, in the Register's Office for Davidson County, Tennessee, dated June 15, 1998 and recorded on June 15, 1998.

Thomas B. Lund and Thomas B. Lund Sr. are the same person as referenced in Warranty of record in Book 4609, Page 97 and one of the same as mentioned in Quitclaim deed of record in Book 10976, Page 599, in Registers office for Davidson County, Tennessee. The said Thomas B. Lund Sr. and Karlene A. Lund were divorced on or about June 15, 1998, in the Fourth Circuit Court for Davidson County, Tennessee in Docket No. 98D-1143. They remarried each other on April 27, 2001. Thomas B. Lund aka Thomas B. Lund Sr., died on March 1, 2005, intestate. The heirs at law Thomas B. Lund Sr were his surviving spouse, Karlene A. Lund, Thomas B. Lund, Jr., John Edward Lund, George Holland Lund, James Alan Lund and Jerry Wayne Lund.

The said Karlene A. Lund died on June 10,2025, intestate. Her heirs at law were Thomas B. Lund, Jr., John Edward, George Holland Lund and Jerry Wayne Lund. Jerry Wayne Lund died on March 13, 2008, intestate. Jerry Wayne Lund's heirs at law were Lisa Michelle Lund, Austin Lund and Alec Lund.

See Affidavit of Heirship of record for Jerry Wayne Lund in Instrument No. 20251013-0081427 and 20251013-0081428 in said Registers of Deed office in Davidson County, Tennessee.

See Affidavit of Heirship of record for Karlene A. Lund in Instrument No. 20251013-0081429 in said Registers of Deed office in Davidson County, Tennessee.

Property was never a marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved This is improved	_ x	property, known as	5003 Hasty Drive, Nashville, TN 37211					
			(House Number)	(Street)	(P O Address)	(City or Town)		(Postal Zip)

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 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

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Witness my hand this 9th day of Oct, 2025

THOMAS BRITT LUND, JR

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Britt Lund, Jr., the bargainor, 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

Witness my hand and official seal this 9th day of Oct, 2025.

Commission expires January 10, 2028

Notary Public

SHANAY KYLE
Commission # HH 479832
Expires January 10, 2028

Witness my hand this 10 day of October, 2025

JOHN EDWARD LUND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Edward Lund , the bargainor, 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

Witness my hand and official seal this 10 day of October, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 1

Commission expires 10/4/27

Notary Public

Witness my hand this 8th day of October, 2025

GEORGE HOLLAND LUND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Holland Lund the bargainor, 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

Witness my hand and official seal this 8th day of October, 2025

Commission expires

MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY My Commission Expires 3/5/2029

Notary Public

MO2025-1275

Witness my hand this 8 day of October, 2025

JAMES ALAN LUND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Alan Lund the bargainor, 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.

Witness my hand and official seal this 8 day of Oct., 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 1

Commission expires 10/4/27

Notary Public

Witness my hand this 9th day of October, 2025

Lisa Michelle Lund
LISA MICHELLE LUND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Michelle Lund the bargainor, 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.

Witness my hand and official seal this 9th day of October, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 1

Commission expires 10/4/27

Notary Public

Witness my hand this 08 day of October, 2025

AUSTIN LUND

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Lund the bargainor, 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.

Witness my hand and official seal this 08 day of October, 2025

Commission expires:
11/03/2028

ANYA PRIDDEE
Notary Public - State of Florida
Commission # HH 609168
My Comm. Expires Nov 3, 2028
Bonded through National Notary Assn

Anya Priddee
Notary Public

Witness my hand this 10th day of October, 2025

Alec Lund
ALEC LUND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alec Lund the bargainor, 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

Witness my hand and official seal this 10th day of October, 2025

Commission expires: 10/4/27

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

MO2025-1275