THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952210**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2025. Notary Public My Commission Expires:

JAKE STONER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXPIRES MARCH 11, 2026

Karen Johnson Davidson County
Batch# 1337326 DEEDWARR
10/23/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20251023-0084326

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Will Hannon and Mary Julia Hannon 503 Belgrave Park Nashville TN 37215	NorthPointe Bank 3333 Deposit Drive Northeast Grand Rapids, MI 49546	Tax Parcel ID No. 117 13 0B 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melody Fite Galbierz, married, and James Melody Fite, Jr., unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **William Murray Hannon and Mary Julia Bressman Hannon, husband and wife** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

In Davidson County, Tennessee, being Lot No. 503, on the Plan of PHASE ONE OF ABBOTTSFORD of record in Plat Book 6250, Pages 419-421, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Fite and wife Mary W. Fite, by Warranty Deed from Harold E. Jackson, Jr., of record in Book 8987, Page 316, in the Register's Office of Davidson County, Tennessee, dated May 05, 1993, and recorded on June 21, 1993.

Being the same property conveyed to Mary W. Fite, by Quitclaim Deed from James M. Fite, of record in Book 10187, Page 316, in the Register's Office of Davidson County, Tennessee, dated July 24, 1996, and recorded on September 11, 1996. The said Mary W. Fite died on March 12, 2025, intestate, devising subject property to Heirs and/or Devisees of the Estate of Mary W. Fite. Also see Affidavit of Heirship in Furtherance of Title in Instrument No. 20250725-0059022, and Instrument No. 202510230084325_____, Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE OF ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419-421 as amended in Book 6771, Page 683 with Surveyors Certificate of Correction in Book 6800, Page 164.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303 as Amended and Restated in Book 8106, Page 1, as Amended in Book 8627, Page 254; Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051266; as Supplemented in Instrument No. 20010502-0045152 as re-recorded in Instrument No. 20010514-0049648; with Amendment to By-Laws in Book 9381, Page 876, Instrument No. 20131218-0127949 and Instrument No. 20160523-0051265.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and

Reciprocal Easements recorded in Book 6478, Page 177 and amended in Book 6530, Page 242.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328.

Charter for Abbottsford Homeowners Association, Inc. recorded as Book 6548, Page 213.

Common Open Space Deed recorded as Book 7175, Page 761.

Parking Rules recorded in Instrument No. 20140307-0019563.

Leasing Rules recorded in Instrument No. 20140408-0029142.

This is improved property located at 503 Belgrave Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2025.

Melody Fite Galbierz

James Melody Fite, Jr.

The Testamentary Family Trust under the Last Will & Testament of Mary Lou Fite joins in this instrument for the purpose of conveying any and all interest in said property.

By: Melody Fite Galbierz, Trustee

By: James Melody Fite, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melody Fite Galbierz and James Melody Fite, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2025.

Notary Public
Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Melody Fite Galbierz and James Melody Fite, Jr. with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of The Testamentary Family Trust under the Last Will & Testament of Mary Lou Fite, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 22nd day of October, 2025.

Notary Public
Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of October, 2025.

Affiant Signature
Date 10/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

