Karen Johnson Davidson County
Batch# 1338498 DEEDWARR
10/27/2025 07:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20251027-0084899

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Actual consideration or value, whichever is greater is $339,000.00.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn before me this the 22nd day of October, 2025.

Notary Public
My commission expires: 6/16/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carolyn Louise Hundley 260 Myhr Green Nashville, TN 37221	New Owner	142-07-0C 056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF VALERIE HANSEN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAROLYN LOUISE HUNDLEY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 56 of Ashley Green, a horizontal property regime established to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein refereed to as the Act) and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71 said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashely Green, of record in Book 7482, Page 312 and Amendment to Master Deed for Ashley Green of record in Instrument No. 20111101-0084880, said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Valerie Hansen by Warranty Deed from Robert E. Thompson and Sheryl Thompson of record in Instrument No. 20221213-0129146 Register's Office for Davidson County, Tennessee, dated December 12, 2022 and recorded on December 13, 2022.

Said Valerie Hansen having deceased on or about June 19, 2025.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 260 Myhr Green, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 21 day of October, 2025.

Estate of Valerie Hansen

BY: Lynn Tucker
Lynn Tucker, Its: Administrator

Estate of Valerie Hansen

BY: Lynn Tucker
Lynn Tucker, Individually

STATE OF Montana
COUNTY OF Yellowstone

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynn Tucker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of October, 2025.

My commission expires: 10-5-28

Glea H. Reno
Notary Public Glea H. Reno

GLEA H. RENO NOTARIAL SEAL STATE OF MONTANA
GLEA H. RENO
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
October 5, 2028

STATE OF Montana
COUNTY OF Yellowstone

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lynn Tucker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Lynn Tucker to be the Administrator of the within named bargainor, an estate and that Lynn Tucker, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Lynn Tucker as Administrator.

Witness my hand and official seal this 21 day of October, 2025.

My Commission Expires: 10-5-28

Glea H. Reno
Notary Public Glea H. Reno

GLEA H. RENO NOTARIAL SEAL STATE OF MONTANA
GLEA H. RENO
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
October 5, 2028

Witness my hand this the 21 day of October, 2025.

The Estate of Valerie Hansen

BY: _____
Doug Hansen, Individually

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Doug Hansen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of October, 2025.

My commission expires:
05-12-2029

_____
Notary Public

JOHN MOORE
Notary Public - Arizona
Maricopa County
Commission # 682539
My Comm. Expires May 12, 2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/21/2025. (date of document).

Affiant Signature

10-24-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of OCTOBER, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY