Karen Johnson Davidson County
Batch# 1345604 DEEDWARR
11/13/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20251113-0090355

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 Medical Center Parkway, Ste 1560
Murfreesboro, TN 37129
VT250900105

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 6-29-27

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 Medical Center Pkwy. Ste. 1560, Murfreesboro, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PAACEL NUMBERS
Rusty Nesbitt Trust **420 Nesbitt Lane** **Madison, TN 37115**	Axos Bank PO Box 5804 Troy, MI 48007	**042-07-0-101.00**

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,

Mary Ann Hagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L McKoy, Trustee of the Rusty Nesbitt Trust dated October 30, 2025

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:

LAND in Davidson County, Tennessee, being Lots Nos. 86 and 87 on the Plan of Madison Meade, Section II, as of record in Book 3700, Page 107, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86 fronts 123 feet on the northwest side of Nesbitt Lane and runs back 339.5 feet on the northeasterly line and 317.9 feet on the southwesterly line, to a dead line in the rear on which it measures 124.90 feet.

SAID Lot No. 87 fronts 94.16 feet on the northwest side of Nesbitt Lane and runs back 381 feet on the northeasterly line and 339.5 feet on the southwesterly line, to a dead line and measures 161.55 feet.

BEING the same property conveyed to George Bryant Hagan and wife, Mary Fanridch Hagan by Warranty Deed from William W. Gray and wife, Mamie H. Gray, dated 3/7/1968 and recorded 2/2/1970 in Book 4395, Page 204, Register's Office for Davidson County, Tennessee. The said Mary Fanridch Hagan died on October 3, 1998, leaving the property vested solely in George Bryant Hagan, who was subsequently remarried to Mary Ann Hagan. By Quitclaim Deed dated 9/18/2000 and recorded 9/19/2000 in Instrument No. 20000919-0092914, said Register's Office, George Bryant Hagan conveyed the subject property to George Bryant Hagan and wife, Mary Ann Hagan. The said George Bryant Hagan having since died on February 12, 2025, leaving the property vested solely in Mary Ann Hagan.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **420 Nesbitt Lane, Madison, TN 37115**
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.

Witness our hands this 6th day of November, 2025.

Mary Ann Hagan

Mary Ann Hagan

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 Mary Ann Hagan the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of November, 2025.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 11/6/2025 (**date of document**).

Affiant Signature

11/6/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 6th day of November, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029