| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corporation<br>5107 Maryland Way<br>Brentwood, TN 37027<br>P25-17265-BW | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00<br>Molli Parson Mahoney<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November 2025<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Molli Parson Mahoney and Heather Mahoney and David Mahoney** | Hancock Whitney Bank | |
| 401 Bowling Ave #57 | 2510 14th St Suite 620 | 104-13-0A-060.00-CO |
| Nashville, TN 37205 | Gulfport, MS 39501 | |
| (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, **Nancy J. Sandberg, Trustee of the Nancy J. Sandberg Revocable Trust U/A/D July 21, 2004**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molli Parson Mahoney, a single person and Heather Mahoney and David Mahoney, a married couple, as tenants in common with right of survivorship**

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 Building Site No. 60 also designated as Unit No. 57 on the Site Plan of Richmeade Place, Section Four, as of record in Book 5210, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nancy J. Sandberg, Trustee of the Nancy J. Sandberg Revocable Trust U/A/D July 21, 2004 by Warranty Deed from Elizabeth T. Curley, Trustee of The Elizabeth T. Curley Living Trust, established by the Revocable Trust Agreement of Elizabeth T. Curley U/A/D Feb. 17, 2010 with full power to sell, transfer, mortgage and convey without signature of any beneficiary of record in Instrument No. 20170922-0097344 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 22, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is __ unimproved __ improved property known as **401 Bowling Ave #57, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1347436 DEEDWARR
11/18/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20251118-0091565

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 the 5th day of November, 2025.

Nancy J. Sandberg Revocable Trust U/A/D July 21, 2004

BY: Nancy J. Sandberg Trustee
Nancy J. Sandberg, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nancy J. Sandberg** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Nancy J. Sandberg Revocable Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Nancy J. Sandberg** as such **Trustee.**

Witness my hand and official seal this the 5th day of November, 2025.

My Commission expires: 10-4-27

Notary Public



## True Copy Certification

I, **Tammy Carney,** 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 5th day of November, 2025.

Affiant Signature

Date 11.14.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2028