THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38952-10-2025

Karen Johnson
Batch # 1353810
12/04/2025 11 17 43 AM
Fees $18 00 Taxes $10,545 00

Davidson County
DEEDWARR
3 pgs

20251204-0096445

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,850,000 00

Affiant

Subscribed and sworn to before me this 3rd day of December, 2025

Notary Public

My Commission Expires

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas Jeffrey Mihelic Jr., Charlotte Hoogland Mihelic 3431 Hampton Avenue Nashville, TN 37215		Map and Parcel No.: 11706007800

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, **Mark R. Christofersen and Alice Elizabeth Christofersen, Co-Trustees of the Christofersen Joint Revocable Trust, a revocable trust, U/A/D September 30, 2025** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Mihelic, Jr. and Charlotte Hoogland Mihelic, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3431 Hampton Avenue, Nashville, TN 37215

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

And Grantors covenant that they is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 3rd day of December, 2025.

Mark R. Christofersen, Co-Trustee

Alice Elizabeth Christofersen, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark R. Christofersen and Alice Elizabeth Christofersen, Co-Trustees of the Christofersen Joint Revocable Trust, a revocable trust, U/A/D September 30, 2025 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 3rd day of December, 2025.

Notary Public

My Commission Expires 3/8/28

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to wit:

Being the westerly 125 feet of the easterly 225 feet of the southerly part of Lot No 28 on the Plat of Hillsboro Heights, not of record described according to a survey made by W.B. Southgate, Engineer, May 1910, as follows:

Beginning on the southerly margin of Hampton Avenue at a point 1600 feet west of the center line of 23rd Avenue South, said point being the northwest corner of 5th property conveyed to Norman R Minick by deed from Loiette Hampton Hume, et al, of record in Book 1021, page 304, Register's Office for said County; thence with said Minick's westerly line southwardly 346 feet, ore or less, to the northerly line of Lot No 30, thence with the line of said Lot No. 30 westwardly 125 feet to the southeast corner of the property conveyed to Thomas D Anderson by deed from Loiette Hampton Hume, et al, of record in Book 1003, page 85, said Register's Office; thence with said Anderson's easterly line northwardly 346 7 feet more or less, to the southerly margin of Hampton Avenue; thence with said Avenue, eastwardly 125 feet to the beginning.

Being the same property conveyed to Mark R Christofersen and spouse, Bette Christofersen by deed dated May 18, 1992 from Robert L. Haley, Jr. and spouse, Joy Haley of record in Book 8629, Page 371, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated February 5, 2020 of record in Instrument No. 20200210-0014985, Register's Office for Davidson County, Tennessee, Mark R Christofersen and Bette Burton Christofersen conveyed a one-half (1/2) interest in subject property to Mark R Christofersen and Bette Burton Christofersen, Co-Trustees of the Mark R. Christofersen Revocable Trust, created September 11, 2013, its successors and assigns and a one-half (1/2) interest in subject property to Mark R Christofersen and Bette Burton Christofersen, Co-Trustees of the Bette Burton Christofersen Revocable Trust, created September 11, 2013, its successors and assigns.

This conveyance is made subject to

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.