Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,500.00 B. Corty Affiant Subscribed and sworn to before me, this the 2nd day of January, 2026. Notary Public My commission expires: 4-03-29

Karen Johnson Davidson County
Batch# 1366333 DEEDWARR
01/06/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,722.35
20260106-0001158

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s)
Broken Road Remodeling LLC	New Owner(s)	094-02-0-119.00
3632 Reddington Circle	3632 Reddington Cir	
Elgin, IL 60124	Elgin, IL 60124	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE L. HANAN AND ZANNIE HANAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROKEN ROAD REMODELING LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot No. 115 in the United Electric Railway Addition to East Nashville, Tennessee, a plan of which is of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for further description.

LESS AND EXCEPT that portion conveyed in Book 888, Page 166, Register's Office for Davidson County, Tennessee.

Our portion of said Lot No. 115 fronts 50.0 feet on the Northerly side of Ashworth Avenue and runs back between parallel lines, with the Westerly line of 19th Street, 97.0 feet to the McGan property.

Being the same property conveyed to Wayne L. Hanan by Warranty Deed from Shannon L. Underberg, a single person of record in Instrument No. 20090508-0042441 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 08, 2009.

Being the same property conveyed to Wayne L. Hanan and Zannie Hanan, a married couple, as tenants by the entirety by Quitclaim Deed from Wayne L. Hanan, a married man, joined in execution by his spouse, Zannie Hanan of record in Instrument No. 20191220-0131469 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on December 20, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1815 Eastside Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of January, 2026.

Wayne L. Hanan

Zannie Hanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wayne L. Hanan and Zannie Hanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of January, 2026.

Notary Public

My Commission Expires: 11-8-28

LEVENT T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 January 2, 2026.

Signature
January 2, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 2, 2026

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY