Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251253056

Karen Johnson Davidson County
Batch # 1369085 DEEDWARR
01/12/2026 12:52:27 PM 2 pgs
Fees: $13.00 Taxes: $564.25
20260112-0002685

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $152,500.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 20, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hanna Property LLC P.O. Box 17673 Nashville, TN 37217	New Owner	Tax Parcel ID No. 150-07-0-292.00

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, **Irving Homer Hazard, Trustee of the Charles I Hazard Irrevocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hanna Property LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61-A on the Plan of Lakeshore Woods Section 3 of record in Plat Book 6250, Page 375, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Irving Homer Hazard, Trustee of The Charles I. Hazard Irrevocable Trust by Quitclaim Deed from Charles I. Hazard, unmarried, by and through my Attorney-in-Fact, Irving Homer Hazard, under the authority given to him by my General Power of Attorney dated September 24, 2019, and recorded August 15, 2025 as Instrument No. 20250815-0064975 of record in Instrument No. 20250904-0070601 Register's Office for Davidson County, Tennessee, dated September 03, 2025 and recorded on September 04, 2025.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 375, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6230, Page 385, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement in favor of Eagar Turrentine and wife Willomina Turrentine of record in Book 2808, Page 619, in the Register's Office for Davidson County, Tennessee.

Easement in favor of Peggy T. Cater of record in Book 6341, Page 803, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 353, Page 14, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance for Sanitary Sewers in favor of the Metropolitan government of Nashville and Davidson County of record in Book 6247, Page 199, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3390 Oak Trees Court Antioch TN 37013

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 9th day of January, 2026.

Irving Homer Hazard, Trustee of the Charles I Hazard Irrevocable Trust

BY: _____
Irving Home Hazard, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irving Homer Hazard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Charles I. Hazard Irrevocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 9th day of January, 2026.

_____
Notary Public

My Commission Expires:

