Karen Johnson Davidson County
Batch# 1374508 DEEDWARR
02/02/2026 07:29:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260202-0006747

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-11

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (AS)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of January, 2026

Notary Public

Commission Expires: 9/12/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason William Neitzert 930 General George Patton Road Nashville, TN 37221	NEW OWNERS	142 09 0C 930.00

WARRANTY DEED

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, I/WE,

William Perry Hanson, Executor of Estate of Kristine M. Hanson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason William Neitzert, a single man

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:

The following described property, situate, lying and being in Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

Being Unit No. 930, together with the Carport designated No. 930-C on the Plan of River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as of record in Plat Book 5200, at page 257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristine M. Hanson, by Quitclaim Deed from Mickey A. Jilton, dated 03/03/1986 and recorded 05/21/1986 in Book 6863, Page 749, in the Register's Office for Davidson County, Tennessee. The said Kristine M. Hanson died on or about 03/05/2025. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P838, in which she names William Perry Hanson as Executor with full power and authority over real property.

William Perry Hanson, hereby joins in this conveyance for the sole purpose of releasing and conveying any and all interest and rights he may have individually in and to the above-described property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 930 General George Patton Road, Nashville, TN 37221

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 so 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.

Dated this the 21st day of January, 2026.

Estate of Kristine M. Hanson

By: William Perry Hanson Executor
William Perry Hanson, Executor

William Perry Hanson
William Perry Hanson, Individually

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 William Perry Hanson, Executor of the Estate of Kristine M. Hanson, 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, at office, this 21st day of January, 2026.

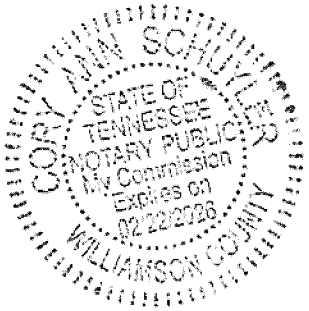


Cory Schuyler
Notary Signature
My commission expires: 2-22-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2026, before me personally appeared William Perry Hanson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of January, 2026.



Cory Schuyler
Notary Signature
My commission expires: 2-22-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 21 2026.

Affiant Signature – Joshua A. Terry

January 27 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 27 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27