Karen Johnson Davidson County
Batch# 1380849 DEEDWARR
02/13/2026 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,419.80
20260213-0011906

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153184**	STATE OF TENN COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $654,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2026. Notary Public My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: William Grant Keen and Susan Marie Keen 1656 Stokley Ln Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06405010600

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, **The amended and Restated Hazel Family Revocable Living Trust, u/a/d July 19, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Grant Keen and Susan Marie Keen, husband and wife**, ("Grantees"), their 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. 81 on the Plan of Phase Two, Cleveland Hall Subdivision of record in Plat at Instrument No. 20020304-0026804, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The amended and Restated Hazel Family Revocable Living Trust, u/a/d July 19, 2016, by Quitclaim Deed from Margaret A. Tempelmeyer, a/k/a Margaret A. Hazel, un-married of record in Instrument No. 20221121-0122863 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 21, 2022.

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.
All matters shown on the Plan of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11725, Page 76, Instrument 20050307-0024504, Instrument 200512020144894, Instrument 20020113-0005680, Instrument No. 20071220-0146113, and Instrument No. 20081014-0103112, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Restrictions of record as Instrument Number 200303060029845 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color,

2026-0020

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.

By-Laws in Book 11725, page 110, Register's Office for Davidson County, Tennessee.
Subject to BellSouth Easement in Book 11720, page 325, Register's Office for Davidson County, Tennessee.
Charter in Book 11725, page 70, Register's Office for Davidson County, Tennessee.
Easement in favor of Cumberland Utility District in Book 7994, page 173, Register's Office for Davidson County, Tennessee.
Easement in favor of Metro in Book 8068, page 524, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement sanitary sewers and/or Storm Drainage Easement in favor of Cumberland Utility District in Book 8006, page 677, Register's Office for Davidson County, Tennessee.
Easement in favor of R. L. Danner of record in Book 7844, page 242, Register's Office for Davidson County, Tennessee.
Warranty Deed for Open Space or Common Area of record in Instrument Number 20130816-0086466 and 20210617-0082060, in the Register's Office for Davidson County, Tennessee.
Subordination and release of Easement of record in Book 11763, Page 838, in the Register's Office for Davidson County, Tennessee
Subject to rights of others in and to the common areas and/or elements.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Taxes for the year 2026, a lien not yet due and payable.
All matters shown on the Plan of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11725, Page 76, Instrument 20050307-0024504, Instrument 200512020144894, Instrument 20020113-0005680, Instrument No. 20071220-0146113, and Instrument No. 20081014-0103112, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
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This is improved property located at 1656 Stokley Ln Old Hickory TN 37138

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 11th day of February, 2026.

The amended and Restated Hazel Family Revocable Living Trust, u/a/d July 19, 2016

BY: _____
Genevieve A. Hazel, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Genevieve A. Hazel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the amended and Restated Hazel Family Revocable Living Trust, u/a/d July 19, 2016, 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 11th day of February, 2026.

_____
Notary Public

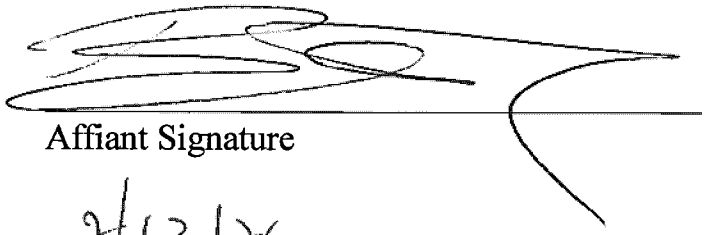
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Blake Reynolds, 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 2/11/26.

Date



Affiant Signature

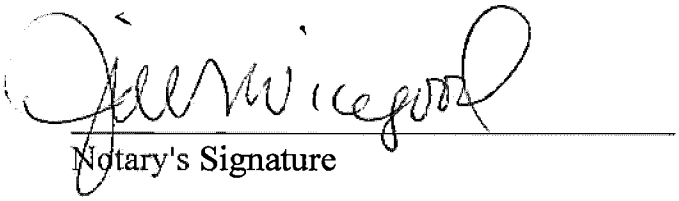
2/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of February, 2026.



Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper):

