THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153292** Karen Johnson Davidson County Batch # 1381587 DEEDWARR 02/17/2026 09:22:24 AM 2 pgs Fees: $13.00 Taxes: $12,561.50 20260217-0012122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,395,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2026. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address New Owner: Matthew Hasselbeck and Sarah Hasselbeck 3960 Woodlawn Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 04 0 299.00

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, **A Wilson Sisk, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Hasselbeck and Sarah Hasselbeck, husband and wife**, ("Grantees"), 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 4 and an 8 foot strip of land between Lots 1 and 4 on the Plat of WILBUR A. NELSONS SUBDIVISION OF THE SOUTH PART OF PROPERTY BOUGHT OF LILLIAN B. CROCKETT, as of record in Plat Book 547, Page 121, Register's Office for said County.

Being the same property conveyed to A Wilson Sisk, Jr., unmarried, by Warranty Deed from Bryan Bolton and Rachel Bolton, husband and wife, of record in Instrument No. 20200814-0091356, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 14, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILBUR A. NELSONS SUBDIVISION OF THE SOUTH PART OF PROPERTY BOUGHT OF LILLIAN B. CROCKETT, as recorded in Plat Book 547, Page(s) 121.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, as recorded in Plat Book 547, Page 10.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 584, Page 422; Book 613, Page 320 and Book 1454, Page 498.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190109-0002515 and Instrument No. 20190109-0002518.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3932, Page 759.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190131-0009505 and Instrument No. 20190131-0009544.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3960 Woodlawn Drive Nashville TN 37205

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 13th day of February, 2026.

A Wilson Sisk, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A Wilson Sisk, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2026.

Notary Public
My Commission Expires: _____

