This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,025,000.00.

Affiant

Subscribed and sworn before me this the 2 day of March, 2026.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1387764 DEEDWARR
03/03/2026 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20260303-0016866

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sarah Martin and Adam Martin	Legacy Home Loans, LLC DBA Steadfast Mortgage	083-07-0H 002.00
927 Crescent Hill Road	408 Highway 76	
Nashville, TN 37206	White House, TN 37188	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARAH MARTIN AND ADAM MARTIN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 927 of Homes at 927 Crescent Hill Road, a Horizontal Property Regime with Private Elements, together with common areas, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 927 Crescent Hill Road of record in Instrument No. 20250319-0019616, Register's Office for Davidson County, Tennessee, and being shown on plat attached as Exhibit A, as amended in Instrument No. 20260108-0001826 to replace Exhibit "A" plat, to which revised plan reference is hereby made for a more complete description.

Being part of the same property conveyed to 21Five Homes, LLC by Warranty Deed from Tennessee Property Trust, dated 3/14/2025 and recorded 3/19/2025 in Instrument No. 20250319-0019615, Register's Office for Davidson County, Tennessee.

Also being part of the same property previously conveyed to Thomas I. Hanner and wife, Anne Elizabeth Hanner by Warranty Deed from Jerry L. Marshall and wife, Martha A. Marshall, dated 1/24/1975 and recorded 1/28/1975 in Book 4884, Page 291, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed dated 9/11/1979 and recorded 10/3/1979 in Book 5508, Page 971, Thomas I. Hanner and wife, Anne Elizabeth Hanner conveyed the subject property to John C. Doak, Trustee, and in the same instrument, John G. Doak, Trustee conveyed the property to J. G. Doak, Trustee. Also see copy of Trust Agreement in Book 5565, Page 383.

By Quitclaim Deed dated 7/3/1997 and recorded 7/14/1997 in Book 10528, Page 38, Ann Layne Hanner (as to any and all marital interest) and J.G. Doak, Trustee, conveyed the subject property to Thomas I. Hanner.

The said Thomas I. Hanner a/k/a Thomas Isaac Hanner died testate on December 14, 2023, with his estate being probated as an Ancillary Estate in Davidson County under Case No. 24P1297. Pursuant to his Last Will and Testament, any property owned by him in the State of Tennessee shall be held in a Trust entitled "Tennessee Property Trust" with Linda Mazingo Hanner being appointed as the Trustee. Said Last Will and Testament is also of record in Instrument No. 20240913-0070807 and the Order Admitting Will to Probate for Ancillary Administration is of record in Instrument No. 20240913-0070806, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 927 Crescent Hill Road, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors

covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 2nd day of March, 2026.

21Five Homes, LLC

By: _____
Aaron Noffsinger, Member

By: Ty B member
Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Noffsinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Aaron Noffsinger as such MEMBER.

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

My commission expires:
7/17/28

_____
Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Rygmyr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Tyler Rygmyr as such MEMBER.

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

My commission expires:
7/17/28

_____
Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/2/26 (date of document).

Affiant Signature

3/3/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

