WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389373 DEEDWARR
03/06/2026 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,492.95
20260306-0018171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/23/26

(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan James Hansen and Christopher Hansen	**InterLinc Mortgage Services, LLC**	076-01-0-047.00
(NAME) 632 Rehnea Drive	(NAME) **5875 N Sam Houston Pkwy West Suite 300**	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) **Houston, TX, 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Green Folder Investments LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nathan James Hansen, an unmarried man and Christopher Hansen, a married man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35, Oak Creek Subdivision, of record in Book 5200, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joseph S. Stubbs, III and Theresa M. Robinson, both married, joint tenants with right of survivorship by Warranty Deed from Tony A. Peek and wife, Lori A. Peek, dated 04/08/1987, of record in Book 7198, Page 849, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph S. Stubbs, III by Final Judgment of Divorce from Theresa M. Stubbs, dated 01/11/1996, Entitled Docket No. 94D-3819 of record in Book 10826, Page 984, Register's Office for Davidson County, Tennessee.

The said Joseph S. Stubbs, III died testate on 12/28/2024, devising subject property to Christopher B. Stubbs, as evidenced in Docket No. 25P249, and of record in Instrument No. 20250324-0021933, and Instrument No. 20250324-0021934, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Engauge Properties, LLC by Warranty Deed from Christopher B. Stubbs, dated 03/27/2025, of record in Instrument No. 20250328-0023516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville Metro Holdings LLC, a Tennessee limited liability company by Warranty Deed from Engauge Properties LLC, a Tennessee limited liability company, dated 04/23/2025, of record in Instrument No. 20250424-0031535, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Green Folder Investments LLC, a Tennessee limited liability company, its successors and/or assigns by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, its successors and/or assigns, dated 04/23/2025, of record in Instrument No. 20250424-0031619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 632 Rehnea Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3 day of March, 2026.

Green Folder Investments LLC, a Tennessee limited liability company

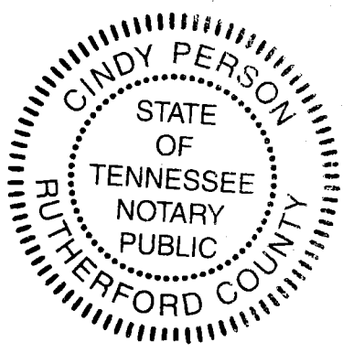
By: Eduardo Moreno
Eduardo Moreno
Authorized Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eduardo Moreno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Authorized Member the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Eduardo Moreno, as such Authorized Member.

Witness my hand and Official seal this 5th day of March, 2026.

Cindy Person
Notary Public:
My Commission Expires: 4.19.2027
(SEAL)



RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 3, 2026**.

Affiant Signature

03/06/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 6, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY