STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Lindsay T. DeRedin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2026.

Notary Public
MY COMMISSION EXPIRES: 6/22/26
File No. G26-25080

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1397366 DEEDWARR
03/25/2026 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $987.90
20260325-0023676

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jordan Buie (NAME)	New Owner (NAME)	097-08-0A-114.00 CO
4816 Cape Hope Pass (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lawrence Patrick Hansen, Michael John Hansen, Peter John Hansen, Joanne Hall and Carolyn Schultz, Devisees under The Last Will and Testament of Catherine M. Hansen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Buie, married,** 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:

LAND in Davidson County, Tennessee, being Unit Number U-6 on the Plan of Lake Chateau Condominiums, Phase III, Section I, of record in Book 6250, Pages 607-610, as amended and corrected in Book 7025, Page 380; Book 7367, Page 272 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to John L. Hansen and wife, Catherine M. Hansen, husband and wife, by Warranty Deed from NP Builders, a Tennessee Partnership, dated August 3, 1998 and recorded August 12, 1998 in Book 11062, Page 607, Register's Office for Davidson County, Tennessee.

The said John L. Hansen having since died on November 14, 2020, vesting ownership in Catherine M. Hansen as surviving tenant by the entirety. The said Catherine M. Hansen having since died on September 16, 2025 and pursuant to Last Will and Testament of Catherine M. Hansen found in Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 25P2156, property was devised to Lawrence Patrick Hansen, Michael John Hansen, Peter John Hansen, Joanne Hall and Carolyn Schultz.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Michael John Hansen, Peter John Hansen and Carolyn Schultz is signed by his/her duly appointed Attorney-in-fact Lawrence Patrick Hansen, pursuant to the Power of Attorney recorded in Book _____, page _____, Book _____, page _____, and Book _____, page _____, said Register's Office. 202603250023673 202603250023674 202603250023675

This is improved property, known as 280 Lake Chateau Drive, Hermitage, TN 37076.

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 do 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. Whenever 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/our hand(s) this 24th day of March, 2026.

Lawrence Patrick Hansen, Devisee

Michael John Hansen, Devisee, by Lawrence Patrick Hansen, his/her Attorney-In-Fact

Peter John Hansen, Devisee, by Lawrence Patrick Hansen, his/her Attorney-In-Fact

Joanne Hall, Devisee

Carolyn Schultz, Devisee, by Lawrence Patrick Hansen, his/her Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2026, before me personally appeared Lawrence Patrick Hansen and Joanne Hall, Devisees under The Last Will and Testament of Catherine M. Hansen, 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 24th day of March, 2026.

Notary Signature
My commission expires: 12/22/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lawrence Patrick Hansen, Attorney-in Fact for Michael John Hansen, Peter John Hansen and Carolyn Schultz, Devisees under The Last Will and Testament of Catherine M. Hansen, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2026.

Notary Signature

My Commission Expires: 12/26/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Melanie Harper, 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 3/24/26 (date of document).

Affiant Signature

3/25/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/28

NOTARY'S SEAL

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD