Karen Johnson Davidson County
Batch# 1410260 DEEDWARR
04/23/2026 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $444.00
20260423-0033641

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is **$120,000.00.** **Affiant** Subscribed and sworn to before me This 21st day of April, 2026. **Notary Public** My Commission Expires: 3/5/2030

Address New Owners as:	Tax Bill To:	Map / Parcel
George Hana 3067 Sapgate Ln. Nashville, TN 37207	New Owners	07-01-0 032.00

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Brown, Lisa Brooks** (The "Grantors"), has bargained and sold, and by these presents does transfer and convey unto **George Hana, an unmarried man** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being lot No. 6 on an unrecorded subdivision according to a survey by Z.J. Wilkinson, surveyor, Feb 19, 1949, to the Northeast corner of Lot 6, being a point in a southerly margin of Yokley drive, and being the common corner of Lots 6 and 7, said

point being 499 feet west of the Southwesterly corner of the intersection of Yokley Drive with Old Matthews Rd, (Natchez Trail), a county road, and running thence N. 82 deg. W. along the southerly margin of Yokley Drive 50 feet to a stake.

Being the same property decreed to Lisa Brooks Brown by Final Decree Confirming Sale from Mary Hobbs Lyle, Chancellor, of Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20070705-0079819.

This is improved property commonly known as 522 Yokley Dr. Nashville, TN 37207

This conveyance is subject to the following:

1. Taxes for 2025 and subsequent years, a lien due and payable in the amount of 939.09.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of April, 2026.

Grantors:

Lisa Brooks Brown

By: Lisa Brooks Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within name Lisa Brooks Brown, the Grantor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of April, 2026.

Notary Public

My Commission Expires: 3/5/2030

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 April 21st 2026.

Robert J. Notestine III
AFFIANT SIGNATURE

April 21st 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of April, 2026.

Amyan Sindy
NOTARY'S SIGNATURE

My Commission Expires: 3/5/2030

Notary's Seal:

