THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260453968

Karen Johnson
Batch # 1415178
05/04/2026 10:38:40 AM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20260504-0039395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2026.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abigail L. Travis, Trustee, or her successors in interest, of the Abigail L. Travis Separate Property Trust dated May 13, 2015, and any amendments thereto 262 Grog Kill Rd. Willow, NY 12495	New Owner	Tax Parcel ID No. 133 01 0 093.00

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, **Peter Hartung and Nancy Hartung, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Abigail L. Travis, Trustee, or her successors in interest, of the Abigail L. Travis Separate Property Trust dated May 13, 2015, and any amendments thereto,** ("Grantees"), her 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 No. 52, as shown on the map entitled PATTERSON'S SUBDIVISION OF MAPLE HILL, of record in Plat Book 332, Page 75, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peter Hartung and Nancy Hartung, Husband and Wife, by Warranty Deed from Alec Clark Hannah, unmarried, of record in Instrument No. 20200818-0092554, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020, and recorded on August 18, 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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATTERSON'S SUBDIVISION OF MAPLE HILL, as recorded in Plat Book 332, Page(s) 75.

This is improved property located at 426 Patterson St Nashville TN 37211

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 30th day of April, 2026.

Peter Hartung

Nancy Hartung

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of April, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030