Karen Johnson Davidson County
Batch# 1442824 DEEDWARR
07/07/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260707-0060961

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Hagaman Family Revocable Living Trust 5142 Stanford Drive Nashville, TN 37215	New owners

TAX MAP PARCEL NUMBERS: 13109001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances McWhirter Andrews and James Dylan Andrews, Co-Trustees, and their successors in trust, of the Andrews Residence Trust UAD 4-2-2018**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **The Hagaman Family Revocable Living Trust** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Westwood, of record in Book 974, page 14, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jonathan Douglass Andrews and wife, Kim McCord Andrews, by Warranty deed from Molly Lea and P. Zeb Jones dated December 23, 1983 and recorded on January 4, 1984, of record in Book 6208, page 145, Register's Office for Davidson County, Tennessee. The said Kim McCord Andrews conveyed her interest in subject proeprty to Jonathan Douglass Andrews by Quitclaim deed dated March 31, 2005, recorded April 27, 2005, of record in Inst. No. 20050427-0046623, said Register's Office. By Quitclaim deed dated December 1, 2015, recorded December 14, 2015, of record in Inst. No. 20151214-0125682, said Register's Office, subject property was conveyed to Jonathan Douglass Andrews, Trustee, Jonathan Douglass Andrews Revocable Living Trust Agreement dated May 30, 2014. The said Jonathan Douglass Andrews has since died. By Quitclaim Deed dated April 7, 2026, recorded April 9, 2026, of record in Inst No. 20260409-0028780, said Register's Office, subject proeprty was conveyed to Frances McWhirter Andrews and James Dylan Andrews, Co-Trustees, and their successors in trust, of the Andrews Residence Trust UAD 4-2-2018.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 14, said Register's Office.

This is improved property, known as 5142 Stanford Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2026.

Andrews Residence Trust UAD 4-2-2018

By: Frances McWhirter Andrews co-trustee
Frances McWhirter Andrews, Co-Trustee

By: James Dylan Andrews Co-Trustee
James Dylan Andrews, Co-Trustee

State of Tennessee

County of Davidson

On this 1st day of July, 2026 before me the undersigned authority, personally appeared Frances McWhirter Andrews and James Dylan Andrews, Co-Trustees, and their successors in trust, of the Andrews Residence Trust UAD 4-2-2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.

Affiant

Sworn and subscribed before me this 1 day of July, 2026. .

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Notary

My Commission Expires: 12/19/28

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 1. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

