Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1451469 DEEDWARR
07/24/2026 10:31:38 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20260724-0067592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this July 21, 2026.

Notary Public

My commission expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexander Amir Hysong and Alyson Marie Martin		
913 15th Ave South	New Owner	105-01-0-022.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark W. Williamson, Trustee of The McNeil Irrevocable Gift Trust, U/D/T February 1, 2006 Subtrust for the Benefit of Hannah Piersiak

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexander Amir Hysong and Alyson Marie Martin, husband and wife

(hereinafter called the "Grantees"), their 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. 57 on the Plan of B F Shields Heirs Addition in Nashville, Tennessee of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark W. Williamson, Trustee of the McNeil Irrevocable Gift Trust, U/D/T February 1, 206 Subtrust for the Benefit of Hannah Piersiak by Warranty Deed from Errol W. Helling and wife, Danielle H. Helling of record in Instrument No. 20210419-0052350 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 19, 2021.

This is [X] improved [ ] unimproved property known as 913 15th Ave South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of July, 2026.

The McNeil Irrevocable Gift Trust, U/D/T February 1, 2006
Subtrust for the Benefit of Hannah Piersiak

By: _____
Mark W. Williamson, Trustee

Commonwealth
~~STATE~~ OF Massachusetts
COUNTY OF Barnstable

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mark W. Williamson, Trustee of The McNeil Irrevocable Gift Trust, U/D/T February 1, 2006 Subtrust for the Benefit of Hannah Piersiak, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above as Trustee.

Witness my hand and official seal this 16 day of July, 2026.

_____
Notary Public
My Commission Expires: 5/8/31

Lenders Title Company File No. TN-2602497-7524

JONATHAN P. NORRIS NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES MAY 8, 2031