Karen Johnson Davidson County
Batch# 1467493 DEEDWARR
09/02/2026 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $3,811.00
20260902-0081412

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Magdalena Lund and Zachary Lund 2610A Barclay Drive Nashville, TN 37206	**New Owner**	083 12 3B 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mishthi Grace Hanson, a widow,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Zachary Lund and Magdalena Lund, husband and wife**, ("Grantees") all of my right, title and interest in and to that certain real property known as 2610A Barclay Drive, Nashville, TN 37206, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 15th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2610 Barclay Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20230111-0002380 being shown on Plat attached thereto as Exhibit "B", 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 Mishthi Grace Hanson, by Warranty Deed from Allen Perry, Married, dated February 27, 2024, and recorded March 4, 2024, of record in Instrument No. 20240304-0014887, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2610A Barclay Drive, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, she, the said, **Grantor**, hereunto set by hands and seals this 26 day of August, 2026.

Mishthi Grace Hanson
Mishthi Grace Hanson

STATE OF New York
COUNTY OF New York

On this 26 day of August, 2026, before me personally appeared **Mishthi Grace Hanson**, 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 26 day of August, 2026.

Notary Signature
My commission expires: 09/28/2028

STEPHEN DELOATCH
Notary Public, State of New York
Reg. No. 01DE6409180
Qualified in New York County
Commission Expires 09/28/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,030,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Caroline Comett
AFFIANT

Sworn to and subscribed before me this 27th day of August, 2026.

Christen Rabe
Notary Public
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **8/26/26** (date of document).

Emilee Barrett
Affiant Signature

8/28/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **28th** day of **August**, 2 **026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

