Karen Johnson Davidson County
Batch# 1470372 DEEDWARR
09/09/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20260909-0083364

**WARRANTY DEED**

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File No. KS-26-3612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 9/27/26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon Hanserd | Brandon Hanserd | |
| (NAME) 2421 Grover Street | (NAME) 2421 Grover Street | 059-16-0-064.00 |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **King Properties & Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Isaiah Hanserd, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lots Nos. 76 and 77 on the Plan of Haynies Cleveland Heights Plan, of record in Plat Book 161, page 35, Register's Office for Davidson County, Tennessee, described as follows: Said Lots Nos. 76 and 77 front together 80 feet on the easterly side of Grover Street and run back between parallel lines, 125 feet to an alley.**

**Being the same property conveyed to King Properties and Investments LLC by Special Warranty Deed from Wells Fargo Bank, N.A., As Trustee For Carrington Mortgage Loan Trust, Series 2006-NC1 Asset-Backed Pass-Through Certificates of record in Instrument No. 20100729-0059592 Register's Office for Davidson County, Tennessee, dated July 08, 2010 and recorded on July 29, 2010.**

**Being the same property conveyed to Winward Properties, Inc by Quitclaim Deed from King Properties and Investments LLC of record in Instrument No. 20100729-0059593 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 29, 2010.**

**Being the same property conveyed to King Properties and Investments LLC by Quitclaim Deed from Windward Properties, Inc., also known as Winward Properties, Inc of record in Instrument No. 20110413-0028530 Register's Office for Davidson County, Tennessee, dated April 12, 2011 and recorded on April 13, 2011.**

**This is property more commonly known as 2421 Grover Street, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Witness my/our hand this 28th day of August, 2026.

King Properties & Investments LLC, a
Tennessee Limited Liability Company

By: B, AUTHORIZED SIGNER
Brandon Lippman, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Notary of the state and county mentioned, personally appeared Brandon Lippman, Authorized Signer of King Properties & Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of King Properties & Investments LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Lippman, Authorized Signer of King Properties & Investments LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Gallatin, this 28th day of August, 2026.

Notary Signature

Printed Name: Krystal Schuster

My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certificate of Authenticity

I, Tiffany Pollard, 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 August 31, 2026.

Affiant Signature

August 31, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

