Karen Johnson Davidson County
Batch# 1474472 DEEDWARR
09/17/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,107.63
20260917-0086461

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855362** TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $839,900.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2026. Notary Public My Commission Expires: 11-5-29

WARRANTY DEED

Address New Owner: Andrew R. Hanson and Veronica Hanson 1081 Beech Tree Lane Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-08-0A-073.00 CO

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, **Jeffrey D. McCullough and Jane D. McCullough, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew R. Hanson and Veronica Hanson, husband and wife**, ("Grantees"), their successors, 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(s) 73, as shown on the map entitled Cottonport Plantation Phase II, of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFREY D. MCCULLOUGH AND WIFE, JANE D. MCCULLOUGH, by deed from WILLIAM M., MATHIS AND WIFE, ANNETTE P. MATHIS, of record in Instrument No. 20050606-0064443, dated May 31, 2005, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 171-08-0A-073.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 950, said Register's Office.

Water Detention Agreement of record in Book 7350, page 137, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7430, page 784, amended in Book 7565, page 57, Book 7824, page and Book 7897, page 576, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7637, page 925, amended in Book 8313, page 932, said Register's Office.

This is improved property located at 1081 Beech Tree Lane Brentwood TN 37027

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 14th day of September, 2026.

Jeffrey D. McCullough

Jane D. McCullough

STATE OF Kentucky)

COUNTY OF Logan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey D. McCullough and Jane D. McCullough, 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 14th day of September, 2026.

Brenna K Knight
Notary Public

My Commission Expires: 2/21/29

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2029

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on 9/14, 2026. (date of document).

Signature

Date: September 16th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of September, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON