Karen Johnson
Batch # 1482571
10/08/2026 02:10:40 PM
Fees: $18.00 Taxes: $25,900.00
Davidson County
DEEDWARR
3 pgs
20261008-0092702

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: (DL) Title No.: 64583
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Axel Whitney 5412 Stanford Dr. Nashville, TN 37215	Axel Whitney c/o Technology Applications Group 810 South 48th St. Grand Forks, ND 58201

TAX MAP PARCEL NUMBERS: 14501001600, 14501001700, and 14501002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$7,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alvin G. Hagaman, Jr. and Johan C. Hagaman, Trustees of the Hagaman Family Revocable Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Axel Whitney,** 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:**

Tract I
Land in Davidson County,Tennessee, being Lot No. 1 on the Plan of Stanford Heights of record in Book 5200, page 453, Register's Office for said County, to which Plan reference is made for a more complete description.

Tract II
Land in Davidson County,Tennessee, being Lot No. 2 on the Plan of Stanford Heights of record in Book 5200, page 453, Register's Office for said County, to which Plan reference is made for a more complete description.

Tract III
Land in Davidson County, Tennessee, being a tract of land and a permanent easement in the 7th Civil District of Davidson County, Tennessee, being the "Reserved" tract as shown on the plan of Division of Lot 1 of a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company dated May 30, 1986, recorded in Book 6250, page 946, Register's Office for Davidson County, Tennessee, and more particulary described as follows:

Beginning at an iron pin which is the Southeasterly corner of Lot 1 on said plat, thence, North 9 degrees 49 minutes 36 seconds East a distance of 299.5 feet to an iron pin, said iron pin being the Northeasterly corner of Lot 1; thence, South 88 degrees 3 mintues East a distance of 323 feet to an iron pin; thence, South 1 degree 46 minutes West a distance of 307.83 feet to an iron pin; thence, North 86 degrees 18 minutes West a distance of 365.2 feet to the point of beginning, and containing 2.39 acres, more or less.

Being the same property conveyed to Alvin G. Hagaman, Jr., and Johan C. Hagaman, Trustees of the Hagaman Family Revocable Living Trust, by Warranty Deed from Alvin G. Hagaman, Jr. and wife, Johan C. Hagaman, dated June 3, 2022 and recorded on June 22, 2022, of record in Inst. No. 20220622-0071170, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, for Tracts I and II of record in Book 5200, page 453, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description. The Plan, with Owner's Certificate, for Tract III of record in Book 6250, page 946, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description. Restrictive Covenants of record in Book 5955, page 695, said Register's Office; Sewer easement agreement for Stanford Heights Subdivision of record in Book 5952, page 497, said Register's Office. Restrictive Covenant and Easement Agreement of record in Book 7242, page 645, said Register's Office.

This is improved property, known as 5412 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 7th day of October, 2026

Hagaman Family Revocable Living Trust

By: _____ Trustee
Alvin G. Hagaman, Jr. Trustee

By: _____ trustee
Johan C. Hagaman, Trustee

State of Tennessee

County of Davidson

On this _____ day of October, 2026, before me the undersigned authority, personally appeared **Alvin G. Hagaman, Jr. and Johan C. Hagaman, Trustees of the Hagaman Family Revocable Living Trust,** 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.

_____
Notary

My Commission Expires: 11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

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: $7,000,000.00.

Affiant

Sworn and subscribed before me this 7th day of October, 2026

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027