Karen Johnson Davidson County
Batch# 237779 DEEDWARR
06/03/2019 02:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190603-0052669

524-19

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2019.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Hochradel Brittany Hochradel	Gardner Financial dbh Legacy Mutual Mgt	072144O00100CO
2412A North 16th Street	3503 Paesanos Pkwy	
Nashville, TN 37206	San Antonio, TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICE PROPERTY MANAGEMENT, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN HOCHRADEL AND BRITTANY HOCHRADEL, HUSBAND AND WIFE, AND DANIEL C. HOCHRADEL II AND LYNN M. HOCHRADEL, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2412 North 16th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171128-0121381, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to James Shaw, unmarried by Warranty deed from Sonya D. Patterson, individually and as co-executrix and Donna Shaw, individually and as co-executrix, both of the Estate of Margaret A. Dowdy of record in Instrument No. 20030325-0039160 Register's Office for Davidson County, Tennessee, dated March 12, 2003 and recorded on March 25, 2003.

Being a portion of the same property conveyed to James Shaw, unmarried by Quitclaim deed from James T. Dowdy Jr., heir at law of Margaret Dowdy of record in Instrument No. 20171016-0106009 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 16, 2017.

Being a portion of the same property conveyed to Rice Property Management, LLC by Warranty deed from James Shaw, an unmarried man, individually and as heir of Margaret A. Dowdy of record in Instrument No. 20171016-0106010 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2412A North 16th Street Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2019.

Rice Property Management, LLC, a Tennessee Limited Liability Company

Danielle G. Rice, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Danielle G. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Rice Property Management, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2019.

Notary Public

My Commission Expires: 5-2-22

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

(Affix Seal)

My Commission Expires: September 7, 2020

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022