Karen Johnson Davidson County
Batch# 477235 DEEDWARR
09/17/2020 08:39:44 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200917-0106220

WARRANTY DEED

KIMBRA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027

File No.: TN-20-06693

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HoChen Properties LLC	HoChen Properties LLC	
(NAME) 460 Craighead Street	(NAME) 460 Craighead Street	105-11-1N-001.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Five Thousand And No/100 Dollars ($445,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREW PILKINTON AND AMBER PILKINTON AND AMADO M. TORRES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOCHEN PROPERTIES LLC**, HEREINAFTER CALLED THE GRANTEES, 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 Unit 1808 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Martin Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190613-0056922 and 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 a portion of the same property conveyed to Andrew Pilkinton and Amber Pilkinton, husband and wife, and Amado Torres, an unmarried man, as joint tenants with rights of survivorship by Warranty deed from Lillian Baker-Wright and Adrian Lewis and Janice Baker and Yolanda L. Gill and Charles Baker and Gloria Linda and Theresa Beasley and Joyce Nelson and Yvette Carter and Anthony L. Love and James B. Love and Catherine Bester and Evelyn Homes and Nechelle Day and Davontae Claybrooks, as sole heirs at law of Roberta Beasley of record in Instrument No. 20180910-0089432 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 10, 2018.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR INTHAT NEITHER THEM NOR ANY FAMILY MEMBER RESIDES THEREIN

unimproved ☐
This is improved ☒ property, known as 1808 A Martin Street, Nashville, TN 37203-5531
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Andrew Pilkinton and Amber Pilkinton and Amado M. Torres this 8 day of Sept 2020

Andrew Pilkinton

Amber Pilkinton

Amado M Torres by Andrew Pilkinton A-I-F
Amado M. Torres by Andrew Pilkinton, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

I, Dana Loggins, a Notary Public for the County of Williamson and State of TN, do hereby certify that Andrew Pilkinton and Amber Pilkinton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of September, 2020.

Dana Loggins
Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee

County of Williamson

I, Dana Loggins, a Notary Public in and for said County and State, do hereby certify that **Andrew Pilkinton**, Attorney-in-Fact for Amado M. Torres, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Amado M. Torres and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Andrew Pilkinton**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Amado M. Torres. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 8 day of Sept, 2020

Dana

Notary Public:

My Commission Expires: 9/18/23

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.