(1)

Warranty Deed

Karen Johnson Davidson County Batch# 549610 DEEDWARR 01/07/2021 04:07:30 PM 3 pgs Fees: $18.00 Taxes: $2,340.25 20210107-0003601	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $632,500.00. Affiant Subscribed and sworn to before me, this the 30th day of December, 2020. Notary Public My commission expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Logan Hodskins, Ricardo Vasquez, Robert E. Hodskins, and Stephanie Hodskins	F&M Bank	083-02-0-064.00
1428 Greenwood Avenue	50 Franklin St	
Nashville, TN 37206	Clarksville, TN 37040	

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, **JARROD VESTAL AND HEIDI VESTAL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN MCKENZIE HODSKINS AND RICARDO VASQUEZ, HUSBAND AND WIFE AND ROBERT T. HODSKINS AND STEPHANIE HODSKINS, HUSBAND AND WIFE**, 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 in Davidson County, Tennessee, being Lot No. 23 and ~~or~~ the Westerly 5.0 feet of Lot No. 22 on the Plan of Sharpe & Horn's Subdivision of Elwood Place of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 and part of Lot No. 22 adjoin and front together 55.0 feet on the Southerly margin of East Greenwood Avenue and extends back between parallel lines 174.0 feet to an alley.

Being the same property conveyed to James Barret, an unmarried man by Warranty deed from R. Byron Fuller, Jr., an unmarried man of record in Instrument No. 20170817-0084733 Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 17, 2017.

Being the same property conveyed to SaskNashHomes LLC, a Tennessee Limited Liability Company by Quitclaim deed from James Barret, an unmarried man of record in Instrument No. 20170817-0084735 Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 17, 2017.

Being the same property conveyed to Jarrod Vestal and Heidi Vestal, husband and wife by Warranty deed from SaskNashHomes, LLC a Tennessee Limited Liability Company of record in Instrument No. 20190401-0029124 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019.

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 1428 Greenwood Avenue, 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 30th day of December, 2020.

Jarrod Vestal

Heidi Vestal

STATE OF NH
COUNTY OF Coos

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarrod Vestal and Heidi Vestal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2020.

OTILLA J. PIERCE
MY COMMISSION EXPIRES AUG. 23, 2022
NOTARY PUBLIC
NEW HAMPSHIRE

Notary Public

My Commission Expires:

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023