Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 590454 DEEDWARR
03/11/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,813.70
20210311-0032620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,301,000.00.

Affiant

Subscribed and sworn to before me this 8th day of March, 2021.

Notary Public
My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2021-133

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas James Hockenson, Trustee	New Owner	
112 Allendale Drive		130-01-0-008.00
Nashville, TN, 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Susan Ostrowski, Trustee for the Aunt Snooze Revocable Living Trust u/a/d June 27, 2016

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas James Hockenson, Trustee of The Thomas James Hockenson Revocable Trust dated January 13, 2021

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of West Meade Farms, Section 3, as of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 85 feet on the North side of Allendale Drive and runs back between lines, 152.6 feet on the Easterly line and 179.6 feet on the Westerly line to a dead line in the rear on which it measures 105.4 feet.

Being the same property conveyed to Susan Ostrowski, as Trustee for the Aunt Snooze Revocable Living Trust u/a/d June 27, 2016 by Warranty Deed from Nashville Now Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190430-0039896, Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on April 30, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **112 Allendale Drive, Nashville, TN 37205.**

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.

Witness our hands this 8th day of March, 2021.

The Aunt Snooze Revocable Living Trust dated June 24, 2016

Susan Ostrowski, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan Ostrowski, Trustee of the Aunt Snooze Revocable Living Trust dated June 24, 2016, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2021.



Notary Public – Kimbra Spann
My Commission Expires: 02/20/2023

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

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

April D. Wideman
My commission expires: 3/13/2023

