Karen Johnson Davidson County
Batch# 733625 DEEDWARR
10/11/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20211011-0136336

When recorded, return to:
Scout Title
110 30th Avenue South
Nashville, TN 37212
File Number: ST-21-298

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14203-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

The actual consideration or value, whichever is greater, for this transfer is $985,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin Nicole Booe Donald Alfred Hoag 1436 Electric Avenue Nashville, TN 37206	Kristin Nicole Booe Donald Alfred Hoag 1436 Electric Avenue Nashville, TN 37206	094 01 0 463.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Allison Ronk and Matthew Ronk, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Donald Hoag, an unmarried person and Kristin Booe, an unmarried person, 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. 62 on the Plan of Shelby Village No. Two, of record in Plat Book 1835, Page 48, 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 the same property conveyed to Matthew Ronk and Allison Ronk, husband and wife, by Warranty Deed from Delta Four, LLC, a Tennessee limited liability company, of record in Instrument No. 20160801-0079264, in the Register's Office of Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016.

This is improved property located at: **1436 Electric Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2021.

GRANTOR:

Allison Ronk

Allison Ronk

Matthew Ronk

Matthew Ronk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allison Ronk and Matthew Ronk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct. 7th, 2021.

Affiant Signature

10/7/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of October, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023