THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440791**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,028,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2022. Notary Public My Commission Expires: 3/3/26

Karen Johnson Davidson County
Batch# 853762 DEEDWARR
05/11/2022 12:11:50 PM 2 pgs
Fees: $13.00 Taxes: $3,803.60
20220511-0054037

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
HoChen Properties, LLC	New Owner	Tax Parcel ID No.
2310 Cisco Street	460A Craighead Street	118 02 0 037.00
Nashville TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick L. Pickens, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HoChen Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of David Lipscomb Subdivision, as of record in Plat Book 547, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick L. Pickens, by Warranty Deed from Kenyetta Warrick, individually and as Independent Administrator of the Estate of Zeola B. Gaines, deceased, of record in Instrument No. 20040317-0030340, in the Register's Office of Davidson County, Tennessee, dated March 11, 2004 and recorded on March 17, 2004.

Jennie Pickens joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of David Lipscomb Subdivision, as recorded in Plat Book 547, Page(s) 145.

This is improved property located at 2310 Cisco Street Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of May, 2022.

Patrick L. Pickens

Jennie Pickens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick L. Pickens and Jennie Pickens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022