Karen Johnson Davidson County
Batch# 939058 DEEDWARR
11/08/2022 10:50:22 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20221108-0119899

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2022.

Notary Public

My commission expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Yeager, LLC	Michael Yeager LLC	**072-12-0A-001.00-CO**
1811 Tammany Drive #B	229 Grandview Ave	
Nashville, TN 37216	Suffern, NY 10901	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles R. Hogg and Vicki Hogg, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Yeager, LLC, a Florida Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of the Tammany Drive Townhomes, a Planned Unit Development, as established by Declaration of Covenants, Conditions and Restrictions for Tammany Drive Townhomes of record in Instrument No. 20141125-0108675, as amended in Instrument No. 20170524-0051732, Register's Office for Davidson County, Tennessee, with further reference to plat of record in Exhibit "A-1" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170524-0051732, in the Register's Office for Davidson County, Tennessee, for a more complete and accurate description.

Being the same property conveyed to Charles R. Hogg and Vicki Hogg, husband and wife by Warranty Deed from Red Group, LLC, a Tennessee limited liability company of record in Instrument No. 20170531-0053793 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 31, 2017.

This is improved property known as **1811B Tammany Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of November, 2022.

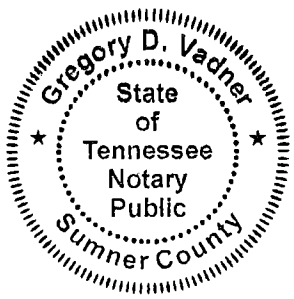
Chuck Hogg

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, Chuck Hogg, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of November, 2022.

Notary Public
My Commission Expires: 4-17-23



SIGNED IN COUTERPARTS

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31 day of October, 2022.

Vicki Hogg

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Vicki Hogg, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31 day of October, 2022.

Notary Public
My Commission Expires: 4/23/202

Crystal Johnson
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 22-001058-526