WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,699,000.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

G-VRES-22-02111

Karen Johnson Davidson County
Batch# 941203 DEEDWARR
11/15/2022 10:38:43 AM 2 pgs
Fees: $13.00 Taxes: $6,286.30

20221115-0121643

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Claire Marie Fox Hodge and Lucas King Fox Hodge	**NEW OWNER**	
(NAME)	(NAME)	**104-11-0-216.00**
2111 Natchez Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DREAMINC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAIRE MARIE FOX HODGE AND LUCAS KING FOX HODGE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 of Block 7 on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for said County.

Said Lot No. 6 fronts 70 feet on the Westerly side of Natchez Trace, or 28th Avenue South, and runs back between parallel lines 246 feet to a deadline.

Being the same property conveyed to Dreaminc, a Tennessee Corporation by Warranty deed from Cindy Tinker Close, Administrator of The Estate of Virginia Sue Shannon, deceased of record in Instrument No. 20200214-0017129 Register's Office for Davidson County, Tennessee, dated February 13, 2020 and recorded on February 14, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 723, Page 793, in the Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument No. 20221028-0116640, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2111 Natchez Trace, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF NOVEMBER, 2022.

Dreaminc, a Tennessee Corporation

BY: _____
Joseph Kovalick, II
President

BY: _____
Sunday Camp
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH KOVALICK, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 10th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SUNDAY CAMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of DREAMINC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 10th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212