THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444253** Karen Johnson Davidson County Batch# 998501 **DEEDWARR** 05/02/2023 11 17.23 AM 2 pgs Fees: $13 00 Taxes $462.50 20230502-0032425	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $125,000.00 Affiant Subscribed and sworn to before me, this 1st day of May, 2023. Notary Public My Commission Expires VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner Janice Hoagey and David Hoagey 2020 Crencor Drive Goodletsville, TN 37072	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 117 03 0B 081 00

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, **James E. White, Sr., Trustee of The James E. White, Sr., Revocable Living Trust dated September 02, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice Hoagey and David Hoagey, wife and husband**, ("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 Unit No F-2 on the Plan of the Villager Condominiums, of record in Book 5200, Page 154, as revised in Book 5200, Page 201, said Register's Office, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Villager Condominium, a horizontal property regime established by Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, Register's Office for Davidson County, Tennessee

Being the same property conveyed to James E. White, Sr., Trustee of The James E White, Sr , Revocable Living Trust dated September 02, 2022, by Quit Claim Deed from James E. White, of record in Instrument No. 20220906-0099885, in the Register's Office of Davidson County, Tennessee, dated September 02, 2022 and recorded on September 06, 2022

Being the same property conveyed to James E. White and wife, Sara Jo White, as tenants in common, by Quit Claim Deed from James E. White, of record in Instrument No 20061106-0138126, in the Register's Office of Davidson County, Tennessee, dated November 01, 2006 and recorded on November 06, 2006 The said Sara Jo White died on December 04, 2015.

Being the same property conveyed to James E White, by Quit Claim Deed from Town & Country Realty Co., Inc. (now known as T & C Properties, Inc.), of record in Book 5808, Page 366, in the Register's Office of Davidson County, Tennessee, dated October 14, 1981 and recorded on October 19, 1981

Being the same property conveyed to Town & Country Realty Co , Inc., by Warranty Deed from Andrews Properties, Inc and Cherokee Properties, Inc., of record in Book 5461, Page 409, in the Register's Office of Davidson County, Tennessee, dated June 28, 1979 and recorded on July 06, 1979

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 Revised The Villager, Condominium Apartments, as recorded in Plat Book 5200, Page(s) 201.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, as amended by instrument(s) of record in Instrument No 20080416-0038631 and rules and regulations in Instrument No. 20090616-0055824; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 4808, Page 424.

Easement recorded in Instrument No 20130916-0097052.

This is improved property located at 2601 Hillsboro Pike Unit F2 Nashville TN 37212

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 1st day of May, 2023

The James E White, Sr., Revocable Living Trust dated September 02, 2022

James E White, Sr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. White, Sr with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The James E. White, Sr , Revocable Living Trust dated September 02, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May, 2023

Notary Public
My Commission Expires: _____

