Karen Johnson Davidson County
Batch# 1003213 DEEDWARR
05/15/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230515-0036147

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343971**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2023. JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Notary Public My Commission Expires: 8-20-2025

WARRANTY DEED

Address New Owner: Brandon Hoag and Kinsey Hoag 111 Matthew Lane Nashville TN 37215	Send Tax Bills To: Rocket Mortgage LLC PO Box 6577 Carol Stream, IL 60197	Tax Information: Tax Parcel ID No. 117 07 0D 026.00

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, **Steven Elkins and Andrea Elkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Hoag, a married man, and Kinsey Hoag, a single woman, as joint tenants with rights of survivorship**, ("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 26 as shown on the Amended Condominium Site Plan, Park Green, as of record in Book 6250, Page 253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Park Green Condominium, of record in Book 6247, Page 872, amended in Book 6453, Page 717, Book 8430, Page 364, in said Register's Office.

Being the same property conveyed to Steven Elkins and wife, Andrea Elkins, by Quitclaim Deed from Steven E. Elkins, of record in Instrument No. 20190625-0061084, in the Register's Office of Davidson County, Tennessee, dated June 24, 2019, and recorded on June 25, 2019.

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.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

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 Amended Condominium Site Plan, Park Green, as recorded in Book 6250, Page 253.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Park Green Condominium of record in Book 6247, Page 872, as amended by instrument(s) of record in Book 6453, Page 717 and Book 8430, Page 364; 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 recorded in Book 7275, Page 808 and Book 7275, Page 811.

Easement recorded in Book 7275, Page 808 and Book 7275, Page 811.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6269, Page 167.

This is improved property located at 111 Matthew Lane Nashville TN 37215

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 9th day of May, 2023.

Steven Elkins

Steven Elkins

Andrea Elkins

Andrea Elkins

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Elkins and Andrea Elkins, 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 ~~9~~ 8th day of May, 2023.

Kandice Eubanks

Notary Public
My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian 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 this the 12th day of May, 2023.

Affiant Signature
Date 05/12/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON