2

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015955 **DEEDWARR**
06/16/2023 09 48 24 AM 2 pgs
Fees $13 00 Taxes $3,330 00

20230616-0046025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6058-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NO(S) |
|---|---|---|
| The Vaden Family Trust | NEW OWNER | 13114007000 |
| (NAME) | (NAME) | |
| 1 Music Circle S , Ste 330 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Thousand And No/100 Dollars ($900,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM F. HODGE, MARRIED, AND JAMES W. HODGE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA JOHNS VADEN AND RORY VADEN, TRUSTEES OF THE VADEN FAMILY TRUST UAD 1/26/2018**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land situated in Davidson County, Tennessee, being Lot 83, Seven Hills, Section II, 1st Addition, as shown on plat of record in Plat Book 2663, Page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being the same property conveyed to James L Hodge, Jr and wife, Mae Fleming Hodge, by Warranty deed from Karl E. Haury and Reese L Smith, Jr of record in Book 2965, page 39, Register's Office for Davidson County, Tennessee, dated October 14, 1959 and recorded on October 16, 1959 James L Hodge, Jr died on August 17, 2013, vesting Mae Fleming Hodge as the surviving tenant by the entirety Mae Fleming Hodge died, intestate, on September 04, 2022 The Estate of S Mae Fleming Hodge is filed

for Probate in Docket No 22P1725, Seventh Circuit Court of Davidson County, Tennessee See Affidavit of Heirship, recorded contemporaneously herewith, of record in Instrument No. 20230616-0046024, Register's Office for Davidson County, Tennessee

Further, being the same property conveyed to William F Hodge and James W Hodge, as tenants in common, by Administrator's Quitclaim deed from Claiborne K McLemore, III, Administrator of the Estate of S. Mae Fleming Hodge, of record as Instrument Number 20221025-0115687, Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on October 25, 2022

The property herein conveyed has never been the marital residence of Grantors and is not a marital asset

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1335 Burton Valley Road, Nashville, TN 37215
(House No ) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of June, 2023.

William F. Hodge

James W Hodge

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 William F Hodge and James W. Hodge, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 15th day of June, 2023

Notary Public

My Commission Expires 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY