RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-16535-2023

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042423 DEEDWARR
08/24/2023 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20230824-0066342

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

AFFIANT Joshua C. Jolliff

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of Aug 2023

NOTARY PUBLIC

My commission expires: November 6, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N. Mt. Juliet Rd., Suite 203 Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Adam Hoy and Kristen Jeanne Dallara 908 N 14th St Nashville TN 37206	Same address as new owner	083-05-0-345

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($549,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KRISTIN LATTREL, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY ADAM HOY AND KRISTEN JEANNE DALLARA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the north 45 feet of Lot No. 5 on the Plan of Map of Subdivision of The Weakley Home Place, of record in Book 421, page 36, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 5 fronts 45 feet on the easterly side of North 14th Street and runs back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Kristin Lattrel, unmarried, and Roger Lattrel, married, as joint tenants with right of survivorship, from Justin T. Owings, unmarried, and James L. Owings, married, by Warranty Deed dated January 5, 2017 and recorded January 11, 2017 in Instrument #20170111-0003248, said Register's Office.

Being the same property conveyed to Kristin Lattrel, a single woman, from Kristin Lattrel, an unmarried woman, and Roger Lattrel, a married man, by Quit-Claim Deed dated June 9, 2019 and recorded February 21, 2020 in Instrument #20200221-0019139, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 908 North 14th Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of August, 2023

GRANTOR(S)

Kristin Lattrel

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Kristin Lattrel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22 day of August 2023.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, Nick Harris, 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 **August 22, 2023**.

Affiant Signature

8/22/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026