WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054514 DEEDWARR
09/27/2023 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20230927-0075826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF September 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Ross Hoisington and Jessica Mattey Hoisington	New Owners	
(NAME) 5014 Madeline Dr	(NAME)	147 16 0B 001.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL ROSS HOISINGTON AND JESSICA MATTEY HOISINGTON, HUSBAND AND WIFE,** as joint tenanats with right of survivorship 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 in Davidson County, Tennessee, Being Unit A, as shown in the Declaration of Covenants, Conditions, and Restrictions for 5014 Madeline and 373 Gillette Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210120-0008859, Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a complete description of the property.

Being the same property conveyed to Fatherland GP, a Tennessee General Partnership, by Quitclaim Deed from Ke Qin, Married, of record in Instrument No.20230920-0073837 in the Register's Office of Davidson County, Tennessee, dated September 19, 2023 and recorded on September 20, 2023 .

Being the same property conveyed to Ke Qin, Married, by Quitclaim Deed from Dot Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20230919-0073331, in the Register's Office of Davidson County, Tennessee, dated September 14, 2023 and recorded on September 19, 2023 .

Being the same property conveyed to Dot Holdings, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Ke Qin, of record in Instrument No. 20210922-0127629, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021, and recorded on September 22, 2021.

Being a part of the same property conveyed to Ke Qin, an unmarried man, by Warranty Deed from P. McCollum and Kimery E. Cockrell, husband and wife, of record in Instrument No. 20200908-0102186, in the Register's Office of Davidson County, Tennessee, dated September 02, 2020, and recorded on September 08, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5014 Madeline Dr, Nashville, TN 37211
(House Number) (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 my hand this 22nd day of September, 2023

FATHERLAND, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Fatherland, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal this 22nd day of September, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 04-29-2025

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 9/22/23.

Affiant Signature – Joshua A. Terry

9/26/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/26/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24