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WARRANTY DEED

Karen Johnson
Batch # 1083987
12/20/2023 08:33:28 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
DEEDWARR
2 pgs

20231220-0097985

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2023

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: September 07, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Hoisington and Marissa Hoisington	Community Mortgage LLC DBA Community Advisors	141070 B 02100CO
(NAME)	(NAME)	
200 Roslyn Court	19045 E Valley View Parkway Ste F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Toshiko Kelly and Sarah S. Gozlan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Hoisington and Marissa Hoisington, husband and wife,** 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 Lot No. 21 on the Plan of Somerset Farms, Section One, of record in Book 7900, Page 357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Toshiko Kelly and Sarah S. Kelly, as tenants in common with right of survivorship by deed dated July 23, 2021 from Stacy Leasure of record in Instrument No. 20210728-0101234, Register's Office for Davidson County, Tennessee.

Sarah S. Kelly is now known as Sarah S. Gozlan

unimproved ☐

This is improved ☑ property, known as 200 Roslyn Court, Nashville, TN 37221
(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/our hands this 15th day of December, 2023.

Toshiko Kelly

Sarah S. Gozlan

State of Tennessee
County of Davidson

On this 15th day of December, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Toshiko Kelly and Sarah S. Gozlan, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of December, 2023.

Notary Public Justin D. Tatum
My Commission Expires: September 07, 2026



File No.: 23-HoisingtonN