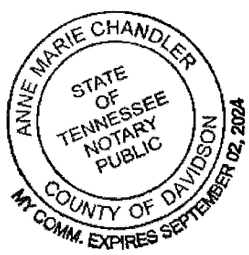
Karen Johnson Davidson County
Batch# 1095720 DEEDWARR
01/30/2024 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20240130-0006362

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this the 25th day of January, 2024. Notary Public My commission expires: 09/02/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Larry Daniel Hogg	Fifth Third Bank, N.A.	082-07-0-155.00
806 Lischey Avenue	5050 Kingsley Drive	
Nashville, TN 37207	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID C. ROWE-MABEE AND HAILEY ROWE-MABEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY DANIEL HOGG, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 44 feet of Lot Nos. 50 and 51 and the Southerly 44 feet of the Easterly part of Lot No. 52 on the Plan of East Nashville Real Estate Company's Plan of Lots, as of record in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lots No. 50, 51 and 52 fronts 44 feet on the Westerly side of North 4th Street, or Lischey Avenue, and runs back between parallel lines, with the Northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to David C. Mabee, an unmarried man by Warranty deed from Trustees of Sylvan Street Baptist Church of record in Instrument No. 20170330-0031286 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

Being the same property conveyed to David C. Rowe-Mabee and Hailey Rowe-Mabee, husband and wife by Quitclaim deed from David C. Mabee of record in Instrument No. 20200211-0015352 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 11, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 806 Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of January, 2024.

David C. Rowe-Mabee

Hailey Rowe-Mabee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David C. Rowe-Mabee and Hailey Rowe-Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of January, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 25, 2024** (date of document).

Affiant Signature

January 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of January, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25