Karen Johnson Davidson County
Batch# 1107194 DEEDWARR
03/04/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20240304-0014739

WARRANTY DEED

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

File No. EM-24-6064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Joseph Martin and Sarah Martin	**Sofi Bank National Association**	
(NAME) 1428 Greenwood Avenue	(NAME) **PO Box 11733**	083-02-0-064.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Newark, NJ 07101-4733**	
(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, I/we, **Logan Vazquez and Ricardo Vazquez, wife and husband, and Robert T. Hodskins and Stephanie Hodskins, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Joseph Martin and Sarah Martin, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 23 and the Westerly 5.0 feet of Lot No. 22 on the Plan of Sharpe and Horn's Subdivision of Elwood Place of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 and part of Lot No. 22 adjoin and front together 55.0 feet on the Southerly margin of East Greenwood Avenue and extend back between parallel lines 174.0 feet to an alley.

Being the same property conveyed to Logan McKenzie Hodskins and Ricardo Vasquez, husband and wife and Robert T. Hodskins and Stephanie Hodskins, husband and wife, by Warranty Deed from Jarrod Vestal and Heidi Vestal, a married couple, of record in Instrument No. 20210107-0003601 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 07, 2021.

Logan McKenzie Hodskins A/K/A Logan Vazquez.

This is property more commonly known as 1428 Greenwood Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 29th day of February, 2024.

Logan Vazquez

Ricardo Vazquez

Robert T. Hodskins by Logan Vazquez, Attorney-In-Fact

Stephanie Hodskins by Logan Vazquez, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2024, before me personally appeared Logan Vazquez and Ricardo Vazquez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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, Logan Vazquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Robert T. Hodskins and Stephanie Hodskins, and that this instrument was executed on behalf of the said Logan Vazquez for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202403040014738 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 29th day of February, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Adde Dilworth, 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 **February 29, 2024**.

Date

Affiant Signature

February 29, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025