THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347244** Karen Johnson Davidson County Batch# 1127858 DEEDWARR 04/26/2024 01:27:30 PM 3 pgs Fees: $18.00 Taxes: $4,255.00 20240426-0030495	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2024. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Jack P. Hodges and Donetta S. Hodges Revocable Trust 1916 B Overhill Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0U-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Lee Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack P. Hodges and Donetta S. Hodges, Trustees of the Jack P. Hodges and Donetta S. Hodges Revocable Trust**, ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Overhill Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070221-0021173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to SUSAN LEE TAYLOR, by deed from MARC D. PEZZOLLA AND SHANNON PEZZOLLA, HUSBAND AND WIFE, of record in Instrument No. 20131205-0124079, dated November 22, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-03-0U-002.00 CO.

Master Deed of record in Instrument No. 20070221-0021173, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, pages 118 and 119, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1944, page 227, said Register's Office.

This is improved property located at 1916 B Overhill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2024.

Susan Lee Taylor

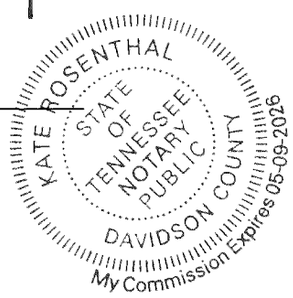
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Lee Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2024.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Holly Ray, 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 04/24/2024.

Date

Holly Ray

Affiant Signature

04/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY