Karen Johnson Davidson County
Batch# 1161399 DEEDWARR
07/24/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240724-0056050

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF July, 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Perri Dugard Owens	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 3727 John Mallette Dr.	(NAME)	06916009100
(ADDRESS) Nashville, TN 37218	(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, **Hoffman Dodd Properties, LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perri Dugard Owens and Anthony Owens, a married couple** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Thirteenth formerly Twenty Third, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by M. Collier Parrish Associates, Civil Engineers, December 24, 1958, as follows:

BEGINNING at a point in the center line of New Hydes Ferry Pike at the northeast corner of a tract that was conveyed to Isaih Suggs and Mary Suggs, by deed from Ira D.Kennedy and wife, of record in Book 2386, Page 279, thence along center line of said New Hydes Ferry Pike, South 73 degrees 45 minutes East 100 feet South 74 degrees East 41 feet to a margin of said Pike, thence leaving said Pike, South 50 degrees West 247.6 feet to an iron pin in the north margin of Old Hydes Ferry Pike, thence with the margin of the same northwesterly 100 feet to an iron pin in Suggs' southeast corner, said point being 366 feet southeast from the intersection of the margin of the Old and New Hydes Ferry Pikes, thence along Suggs' easterly lines North 37 degrees 15 minutes East 176 feet to the point of beginning.

Being the same property conveyed to Hoffman Dodd Properties, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated March 8, 2019, and being of record at Instrument No. 20190312-0022324 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3727 John Mallette Dr. Nashville, TN 37218
(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 18th day of July, 2024.

HOFFMAN DODD PROPERTIES, LLC

By: Van A. Pinnock, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Van A. Pinnock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Hoffman Dodd Properties, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 18th day of July, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A. Mason, 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 July 18, 2024.

Affiant Signature

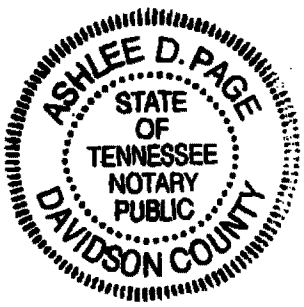
7/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026