This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23288-DJ

Karen Johnson Davidson County
Batch# 1183507 DEEDWARR
09/19/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,727.90
20240919-0072580

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $467,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2024.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donovan Gagen and Rachel Lavery 5828 Leslie Avenue Nashville, TN 37209	New Owner	091-10-0-431

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nathan Hoover, single and Kristin Droege, single, as joint tenants with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donovan Gagen and Rachel Lavery, tenants in common with right of survivorship**, hereinafter called the Grantee(s), 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. 58 on the Plan of Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm, as shown on survey and plat of record in Book 332, page 41, in the Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathan Hoover, single and Kristin Droege, single, as joint tenants with rights of survivorship by Warranty Deed from Community Redevelopment Acquisitions 2017, LLC, a Delaware limited liability company, dated October 30, 2018, recorded November 13, 2018, of record in Instrument No. 20181113-0111714, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5828 Leslie Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13th day of September, 2024.

GRANTOR:

Nathan Hoover

Kristin Droege

STATE OF ~~TENNESSEE~~ DSB Illinois
COUNTY OF MADISON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathan Hoover and Kristin Droege, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 DSB 13th day of September, 2024.

Notary Public
My Commission expires: 10-21-2024

DOUGLAS J BARTON
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 21, 2024

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 9/13/24 (date of document).

Affiant Signature

9/18/24
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON