This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4445-AJ

Karen Johnson Davidson County
Batch# 1196403 DEEDWARR
10/22/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241022-0081825

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2024.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William S. Hodgson and Mandy M. Hodgson 4924 Salem Drive Nashville, TN 37211	New Owner	119 04 0 101.00

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, **Jeffrey Ross Leach and Nick Pride, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William S. Hodgson and Mandy M. Hodgson, husband and wife**, 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. 36, on the plan of SECTION THREE, GLENCLIFF ESTATES, of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 36 fronts 100 feet on the Westerly side of Woodmere Drive and runs back 360 feet on the Northerly side, and 318.3 feet on the Southerly side, to a broken line in the rear, measuring 94.2 feet thereon.

Being the same property conveyed to Richard A. Northcutt, Trustee, by Quitclaim Deed from Jeffrey R. Leach, unmarried, and then conveyed by Richard A. Northcutt, Trustee to Jeffrey R. Leach, unmarried and Nick O. Pride, unmarried, as joint tenants with right of survivorship, of record in Book 11400, Page 297, in the Register's Office of Davidson County, Tennessee, dated March 08, 1999, and recorded on March 25, 1999.

Being the same property conveyed to Jeffrey R. Leach, an unmarried man, by Warranty Deed from Richard T. Sinner, Executor of the Estate of Mary Elizabeth Sinner, of record in Book 11378, Page 306, in the Register's Office of Davidson County, Tennessee, dated March 08, 1999, and recorded on March 10, 1999.

This is improved property located at: **719 Woodmere Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this

instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 11th day of October, 2024.

GRANTOR:

Jeffrey Ross Leach

Nick Pride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Ross Leach and Nick Pride, 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 11th day of October, 2024.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/11/24 (date of document).

Emma Howard
Affiant Signature

10/11/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL