Karen Johnson Davidson County
Batch # 1225822 DEEDWARR
01/13/2025 03:05:36 PM 2 pgs
Fees: $13.00 Taxes: $1,464.28
20250113-0002654

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:

Zachary S. Hodges
Lyrik E Hodges
2625 Combs Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:

SMG Mortgage
204 Griffin Park Dr
Birmingham, AL 35242

MAP & PARCEL:

MAP **060**
GROUP **13 0**
PARCEL **077.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Sea Rock Trust dated August 4, 2023,
Lindsay Rogers and Justin Rogers, Trustees

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Zachary S. Hodges and Lyrik E. Hodges, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section One, Second Addition, Trinity Hills Addition, of record in Book 4175, page 79, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Sea Rock Trust by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, dated July 12, 2024 and filed of record July 15, 2024 in Instrument No. 20240715-0052819, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Trinity Hills Second Addition, of record in Plat Book 4175, page 79, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 4326, page 653, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2625 Combs Drive, Nashville, Tennessee 37207**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Zachary S. Hodges and Lyrik E. Hodges, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the

said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 9th day of January 2025.

Sea Rock Trust dated August 4, 2023,
Lindsay Rogers and/or Justin Rogers, Trustees

By: Justin Rogers, Trustee

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 **Justin Rogers, as Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the acting trustee(s) of the **Sea Rock Trust dated August 4, 2023, Lindsay Rogers and/or Justin Rogers,** and acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, this 9th, day of January 2025.

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $395,750.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of January 2025.

NOTARY PUBLIC
My Commission Expires: 03.09.27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY