Karen Johnson Davidson County
Batch# 1249035 DEEDWARR
03/21/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250321-0021210

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350208

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

Amanda Aken
Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Carmen Coats
Notary Public
My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Haley Danielle Hodgson 1400 Pillow Street #102 Nashville TN 37203	SWBC MORTGAGE CORP. 9311 SAN PEDRO AVE, STE 100 SAN ANTONIO, TX 78216	Tax Parcel ID No. 105 07 4O 103.00

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, **Kristine Annette Crocker, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haley Danielle Hodgson, an unmarried woman**, ("Grantees"), their 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 103 of SEGMENT CONDOMINIUM, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kristine Annette Crocker, a single woman, by Warranty Deed from Segment LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191028-0110418, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019 and recorded on October 28, 2019.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT NO.1 HAMILTON'S SUBDIVISION, as recorded in Plat Book 3842, Page 121, Resubdividing the Plat Minute Book 1, Page 97.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171113-0116253.

Easement for Right of Way, recorded in Instrument No. 20190118-0005340.

Right of Way as set forth in instrument recorded in Instrument No. 20171114-0116965.

Charter for Segment Condominium Association, Inc., recorded as in Instrument No. 20171113-0116254.

This is improved property located at 1400 Pillow Street #102 Nashville TN 37203

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 14th day of March, 2025.

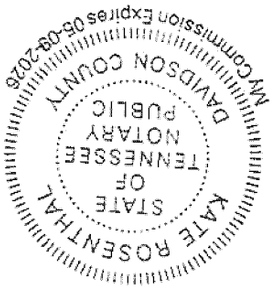
Kristine Annette Crocker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of March, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 14. 2025.

Affiant Signature

20th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

