Karen Johnson Davidson County
Batch# 1251485 DEEDWARR
03/24/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250324-0022036

WARRANTY DEED

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/10/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2025-403-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Christina Marie Hodgkins	New Owner	172-02-0A-008.00-CO
1212 Demonbreun Street #1105		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

C. Eugene Grassle, Trustee of The Richard Dean Senty, Jr Revocable Trust dated March 26, 2013

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina Marie Hodgkins, a single woman

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. 8 on the Plan of Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made o said instrument number for a more comprehensive legal description.

Being the same property conveyed to C. Eugene Grassle, Trustee of the Richard Dean Senty, Jr Revocable Trust by Warranty Deed from Woodlend, LP, a Tennessee limited partnership of record in Instrument No. 20190415-0033848 Register's Office for Davidson County, Tennessee, dated April 3, 2019 and recorded on April 15, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Williamson, TENNESSEE.

This is property known as 5801 Woodland Hills Drive Brentwood, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 10, 2025.

The Richard Dean Senty, Jr Revocable Trust dated March 26, 2013

By: _____
C. Eugene Grassle, Trustee

STATE OF Arkansas

COUNTY OF Benton

Personally appeared before me, the undersigned, a notary public of said County and State, the within named C. Eugene Grassle, Trustee of the Richard Dean Senty, Jr Revocable Trust dated March 26, 2013, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal, this March 10, 2025.

_____
Notary Public

My Commission Expires: 11.24.28

File #: 2025-403-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

KANDICE RENAE WINFIELD
Notary Public - Arkansas
Benton County
Commission # 12703115
My Commission Expires Nov 24, 2028

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 10. 2025.

Affiant Signature

24th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

