This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24031-DJ

Karen Johnson Davidson County
Batch# 1259741 DEEDWARR
04/14/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20250414-0028080

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $970,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 11th day of April, 2025.

Notary Public
My Commission Expires: 12·19·2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Benjamin Charles Hogan<br>232 Capitol View Ave.<br>Nashville, TN 37207 | Guaranteed Rate, Inc.<br>1806 W. Cuyler Ave.<br>Suite 2W<br>Chicago, IL 60613 | 060-16-0-133 |

## 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, **DDB Building Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Charles Hogan, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being the west 52.5 feet of Lot No. 19 and the east 5 feet of Lot No. 18, on the Map of Joywood Heights, Section III, not of record, and being further described as follows, to-wit:

Beginning at a point in the south margin of Capitol View Avenue, 5 feet west of the corner of Lots Nos. 18 and 19; thence southerly parallel to the line between said two lots, 327.3 feet, more or less, to a point; thence easterly 57.5 feet to a point; thence northerly, 326.8 feet, more or less, to the south margin of Capitol View Avenue; thence with the margin of the same, westerly 57.5 feet to the point of beginning.

Being the same property conveyed to DDB Building Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles N. Stamps Revocable Trust dated April 19, 2018 of record in Instrument No. 20240701-0049612 Register's Office for Davidson County, Tennessee, dated July 01, 2024 and recorded on July 01, 2024.

This is ☒ improved or ☐ unimproved property located at: **232 Capitol View Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 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 8th day of April, 2025.

GRANTOR:

DDB Building Group, LLC, a Tennessee Limited Liability Company

By:_____
Preston Boyd Cook, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Preston Boyd Cook, Member 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 is the Member of DDB Building Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8TH day of April, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

_____
Notary Public
My Commission expires: 5-9-26



202504140028080

**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 April 8. 2025.

Affiant Signature

11th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

