This Instrument Prepared By ~~and Returned To:~~ Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510199B ~~**After Recording Return To The Above.**~~	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$554,990.00,** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 22nd day of April 2025. Notary Public My Commission Expires: 11-3-25

S. CHANEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

WARRANTY DEED

THIS INDENTURE, made this 22rd day of April, 2025, among:

GREGORY ADAM HOY AND KRISTEN JEANNE DALLARA, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JONATHAN MICHAEL SEIDEN AND SAORI IWAMOTO, A MARRIED COUPLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the north 45 feet of Lot No. 5 on the Map of the Subdivision of a part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 45 feet on the easterly side of North 14th Street and runs back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Gregory Adam Hoy and Kristen Jeanne Dallara, husband and wife by deed from Kristin Lattrel, an unmarried woman, dated August 22, 2023, of record in Instrument No. 20230824-0066342, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: The property is also known as 908 North 14th Street, Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

Karen Johnson Davidson County
Batch # 1265996 DEEDWARR
04/30/2025 12:05:31 PM 2 pgs
Fees: $13.00 Taxes: $2,053.46
20250430-0033354

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gregory Adam Hoy

Kristen Jeanne Dallara

State of ~~Tennessee~~ CA
County of ~~Williamson~~ San Mateo

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Gregory Adam Hoy and Kristen Jeanne Dallara, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April 2025.

Notary Public
My Commission Expires: 01/17/29

E. TEAGUE WHITFIELD
Notary Public - California
San Francisco County
Commission # 2509913
My Comm. Expires Jan 17, 2029

Owner Name & Property Address:

Name: Jonathan Seiden and Saori Iwamoto
Address: 908 North 14th Street
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: SAME AS NEW OWNER
Address:
City, State, Zip:

Tax ID: 083-05-345.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-CBSR-25-908