(2)

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140

Karen Johnson Davidson County
Batch # 1268553 DEEDWARR
05/05/2025 10 33 25 AM 2 pgs
Fees $13 00 Taxes $1,831 50

20250505-0034605

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000 00

M. Allyn Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025

Mackenzie Baltz
Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Milton Saucedo Victoria Saucedo	New Owner	109040A00300CO
(NAME)	(NAME)	
2100 Chance Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brent Harris Hogue and Karina G. Hogue, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Milton Saucedo and Victoria Saucedo, husband and wife,** hereinafter called the GRANTEES, 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 3 on the Plan of Towering Oaks, Phase One as shown on the plan of record in Instrument No 20071127-0137704, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Brent Harris Hogue and Karina G Hogue, husband and wife, by deed of record in Instrument No 20200818-0092545, Register's Office for Davidson County, Tennessee

This instrument is executed on behalf of Brent Harris Hogue by Karina G Hogue as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No ✓ in the Register's Office for Davidson County, Tennessee 20250505-0034604

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 2100 Chance Court, Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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/our hands this 25th day of April, 2025

Brent Harris Hogue by Karina G Hogue
Brent Harris Hogue
By Karina G Hogue his attorney in fact

Karina G Hogue
Karina G Hogue

State of Tennessee
County of Davidson

Personally appeared before me Karina G Hogue, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 25th day of April, 2025

Notary Public _____
My Commission Expires _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

State of Tennessee
County of Davidson

Before me personally appeared Karina G Hogue, the person who executed the foregoing instrument on behalf of Brent Harris Hogue and who acknowledged that she executed the same as the free act and deed of the said Brent Harris Hogue , through Power of Attorney granted Karina G Hogue by the Brent Harris Hogue

WITNESS my hand and seal this 25th day of April, 2025

Notary Public _____
My Commission Expires _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

File No 17585