Name and Address of New Owner:
Ara Property Management, LLC
8115 Maryland Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1271498 DEEDWARR
05/09/2025 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $92.50
20250509-0036672

Map & Parcel No: 09202030100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jody Hodges and Karla Hodges, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ara Property Management LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a part of the easterly thirty-five feet of Lot No. 29 in Bransford Realty Company's Subdivision of Lots Nos. 35, 36 and 37 in E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd McNairy's Subdivision of Lots No. 1 to 10 inclusive, Nos. 17, 18 and 19 and Nos. 21 to 28 inclusive, Nos. 31 to 40 inclusive in Mrs. E. S. Clark's Subdivision of Lots Nos. 39, 40 and part of No. 38 in Boyd McNairy's Subdivision as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody Hodges and Karla Hodges, husband and wife by Warranty Deed from John Montgomery dated October 19, 2020 and recorded December 8, 2020 of record in Instrument No. 20201208- 0142369 in the Register's office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 2420B Jefferson Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of May, 2025.

_____(SEAL)
Jody Hodges

_____(SEAL)
Karla Hodges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2025, before me personally appeared Jody Hodges and Karla Hodges, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of May, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/5/25 (date of document).

Affiant Signature

5/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

