Karen Johnson Davidson County Batch# 1273586 DEEDWARR 05/15/2025 12:15:30 PM 3 pgs Fees: $18.00 Taxes: $1,184.00 20250515-0038345 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2025. Notary Public My commission expires: 3-23-27

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melissa Jane Hotz and Philip Oliver Hotz IV, and Philip Hotz III	**Melissa Jane Hotz and Philip Oliver Hotz IV, and Philip Hotz III**	**003-00-0-064.00**
2513 Tinnin Road	**2513 Tinnin Road**	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samantha Marshall, unmarried,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Phillip Oliver Hotz IV, a single man, and Melissa Jane Hotz, a married woman and Phillip Hotz III, a married man, as Joint Tenants with Rights of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Certain real property situated in Davidson County, State of Tennessee, and described as follows, to-wit:

Being Tract No. 1 on the Plan of the Tom Cunningham Property, which is of record in Book 6050, Page 400, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
Being the same property conveyed to Samantha J.Marshall, an unmarried woman by Warranty Deed from Donald Rush, a married man of record in Instrument No. 20190422-0036161 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

This is improved property known as **2513 Tinnin Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of May, 2025.

Samantha Marshall

Samantha Marshall

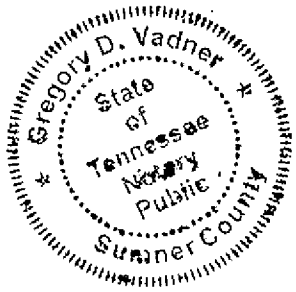
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samantha Marshall, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of May, 2025.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 25-000928-626



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/12/2025 (date of document).

Affiant Signature

5/15/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 15 day of May, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County