This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1276389 DEEDWARR
05/22/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250522-0040445

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Hoeg	CMG Mortgage, Inc. dba CMG Home Loans	081-07-1Z-002.00 CO
2014 B 14th Ave. Nashville, TN 37208	3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HK GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW HOEG A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Unit No. 2014 B of TwoThousandFourteen Fourteenth Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TwoThousandFourteen Fourteenth Avenue North, a Horizontal Property Regime, of record in Instrument No. 20210524-0070140, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to HK Group, LLC, a Tennessee Limited Liability Company, by deed dated 12/05/2022, from H.K. Legacy Company, LLC, a Tennessee Limited Liability Company, now known as HK Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221208-0127897, Register's Office for said County.

Also being a portion of the same property conveyed to H.K. Legacy Company, LLC, a Tennessee Limited Liability Company, by deed dated 06/04/2021, from Gregory Pollard, married, of record in Instrument No. 20210609-0077803, as corrected in Instrument No. 20220301-0023193, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2014 B 14th Ave., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of May, 2025.

HK Group, LLC

BY: _____
Chardae Hawley Sumerall, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

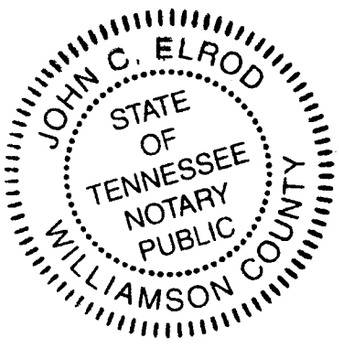
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chardae Hawley Sumerall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Representative of the within named bargainor, a LLC, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the HK Group, LLC by the said Chardae Hawley Sumerall as such Authorized Representative.

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

My commission expires:

7/17/2028

_____
Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/21/25.

Affiant Signature

5/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY