Karen Johnson
Batch # 1282037
06/06/2025 11 45 02 AM
Fees $13 00 Taxes $6,567 50
Davidson County
DEEDWARR
2 pgs
20250606-0044709

Prepared by
Record and Return To:
Hopman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64082
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel Gibbes Hoogland Marion Hudson Hoogland 505 Nevada Avenue Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 13009002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Steele Hutto and Katherine Geer Hutto, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Samuel Gibbes Hoogland and Marion Hudson Hoogland, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 of Block C on the Plan of 2nd Revised Plan-Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Book 1130, page 62, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Richard Steele Hutto and Katherine Geer Hutto, husband and wife, by Warranty Deed from David A. Anderson and Laura W. Anderson, husband and wife, dated December 4, 2020 and recorded on December 7, 2020, of record in Inst. No. 20201207-0141874, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 140 Alton Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 2025.

Richard Steele Hutto **Katherine Geer Hutto**

State of Tennessee

County of Davidson

On this 4th day of June, 2025, before me the undersigned authority, personally appeared Richard Steele Hutto and Katherine Geer Hutto, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,775,000 00.

Affiant

Sworn and subscribed before me this 4th day of June, 2025

Notary

My Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027