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 Montgomery

Actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 9 day of July, 2025.

Notary Public
My commission expires:

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1296839 DEEDWARR
07/11/2025 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250711-0054738

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kendall Ann Hoefler Michael Scott Hoefler 1105 Sunnymeade Dr. Nashville, TN 37216	New Owner	061-15-0 160.00

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, JAMES R. BOOTH, JR. AND CAROLINE M. BOOTH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENDALL ANNE HOEFLER, A SINGLE WOMAN AND MICHAEL SCOTT HOEFLER, A MARRIED MAN, NOT JOINED HEREIN BY SPOUSE AS SAID PROPERTY DOES NOT CONSTITUTE ANY PART OF THEIR BUSINESS OR RESIDENTIAL HOMESTEAD, 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:

Land in Davidson County, Tennessee, being Lot No. 36, Block "B", on the Map showing the resubdivision of Sunnymeade, Unit No. 1, and the subdivision of Sunnymeade, Unit No. 2, of record in Book 974, Pages 56 and 57, which is the same as Lot No. 36, Block "B", on the Map of Sunnymeade, Unit No. 1 of record in Book 843, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 36, Block "B" fronts 60 feet on the north side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Caroline M. Booth and James R. Booth, Jr., husband and wife, by Warranty Deed from Sunnymeade, LLC, a Tennessee limited liability company, dated 05/08/2017 and recorded 05/15/2017 in Instrument No. 20170515-0047998, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1105 Sunnymeade Dr., Nashville, TN 37216.

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 9 day of July, 2025.

James R. Booth, Jr. by Whitney Schanie as Attorney-in-Fact

James R. Booth, Jr. by Whitney Schanie as Attorney-in-Fact

Caroline M. Booth by Whitney Schanie as Attorney-in-Fact

Caroline M. Booth by Whitney Schanie as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Whitney Schanie with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James R. Booth, Jr. by Specific POWER OF ATTORNEY dated 06/23/2025, and who acknowledged that he executed the same as the free act and deed of James R. Booth, Jr.

Witness my hand and official seal this 9 day of July, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Whitney Schanie with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Caroline M. Booth by Specific POWER OF ATTORNEY dated 06/23/2025, and who acknowledged that he executed the same as the free act and deed of Caroline M. Booth. Witness my hand and official seal this 9th day of July, 2025.

Witness my hand and official seal this 9 day of July, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/9/2025.

Affiant Signature – Joshua A. Terry

7/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27