Karen Johnson Davidson County
Batch# 1297215 DEEDWARR
07/14/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250714-0055303

WARRANTY DEED

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
G-BR-25-4306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/28/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Hogan and Rhett Hogan	New Owners	
(NAME)	(NAME)	
4306 Idaho Avenue		**103-04-0-019.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY ALAN BURNETTE AND REIDA BLAKENEY MCCUTCHEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHETT HOGAN AND RACHEL HOGAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 207 of Block 11 on the Plan of Charlotte Park First Addition of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 207 fronts 50 feet on the Northerly margin of Idaho Avenue formerly 5th Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Barry Allan Burnette, unmarried by Warranty Deed from Priscilla Lynn Finnell, unmarried of record in Book 6765, page 939, Register's Office for Davidson County, Tennessee, dated January 17, 1986 and recorded on January 21, 1986.

Being the same property conveyed to Barry Alan Burnette and Reida Blakeney McCutchen, husband and wife by Quit Claim Deed from Barry A. Burnette of record in Instrument No. 20210505-0060174 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 05, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 841, Page 396, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4306 Idaho Avenue, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 9th DAY OF JULY, 2025.

Barry Alan Burnette by Reida Blakeney McCutchen
Attorney-in-Fact

Barry Alan Burnette by Reida Blakeney McCutchen,
Attorney in Fact

Reida Blakeney McCutchen

Reida Blakeney McCutchen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REIDA BLAKENEY MCCUTCHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BARRY ALAN BURNETTE, and who acknowledged he/she/they executed the same as the free act and deed of the said BARRY ALAN BURNETTE.

Witness my hand and official seal, this the 10th of July, 2025.

Mary Frances Rudy

Notary Public
My Commission Expires: 11-3-25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REIDA BLAKENEY MCCUTCHEN, the within named bargainor, 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.

Witness my hand and official seal, this the 10th of July, 2025.

Mary Frances Rudy

Notary Public
My Commission Expires: 11-3-25
(SEAL)

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 July 10, 2025. (Date of document)

Affiant Signature

7/14/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14 day of July, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028