Karen Johnson Davidson County
Batch# 1297633 DEEDWARR
07/14/2025 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250714-0055444

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Laura Hofer
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of July, 2025.

Karla K. Lilley
Notary Public

(Affix Seal)

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

2025-06-3009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Laura Hofer 6141 Bradford Hills Drive Nashville, TN 37211	Lincoln Home Loans LLC 40 Burton Hills Blvd, Suite 200 Nashville, TN 37215	Map/Parcel 172-12-0B-243.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendi N. Ricketts, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Hofer, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 505 on the Plan of Bradford Hills, section Ten, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 495, Register's office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wendi N. Ricketts by Warranty Deed from Ahmed Feroze and wife, Shireen Sultan, of record in Instrument No. 20080304-0021341 Register's Office for Davidson County, Tennessee, dated February 28, 2008 and recorded on March 04, 2008.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

Joining in this conveyance is the Grantor's spouse for the sole purpose of conveying all of his rights, title, and interest in the property.

This is improved property known as 6141 Bradford Hills Drive, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day July, 2025.

Wendi N. Ricketts

George Hoskinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of July, 2025, before me personally appeared Wendi N. Ricketts and George Hoskinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of July, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Tennessee Certification of Electronic Document

I, Karla Lilley 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 7/10/2025 (date of document).

Affiant Signature

July 10, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Amy Wall
Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28