Karen Johnson Davidson County
Batch# 1301974 DEEDWARR
07/25/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20250725-0058771

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of July, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11-25-2028

2025-06-3082

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brandon Galen Campbell Hodge, Emily Jeannine Hodge, and Hayden Michael Hodge 1021 Horseshoe Drive Nashville, TN 37216	OWNER	Map/Parcel 061-10-0-190.00

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, **Rexford White and Rachel White, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Galen Campbell Hodge and Emily Jeannine Hodge, husband and wife, and Hayden Michael Hodge, an unmarried man**, hereinafter called the GRANTEE, their 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, Tennessee, being Lot No. 50 on the Plan of Locust Grove Estates, of record in Plat Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, for a more complete description of the property.

Being the same property conveyed to Rexford White and Rachel White, husband and wife by Warranty Deed from Daryl Harbin Jr,. a married man of record in Instrument No. 20211001-0132119 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 01, 2021.

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.

This is improved property known as 1021 Horseshoe Drive, 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 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 23rd day July, 2025.

Rexford White

Rachel White

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~WILLIAMSON~~ Mecklenburg

On this 23rd day of July, 2025, before me personally appeared Rexford White and Rachel White, 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 23rd day of July, 2025.

Notary Signature
My commission expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7-24-2025.

Date

Affiant Signature

7/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2025

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

