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 Davidson

Actual consideration or value, whichever is greater is $730,000 00

Victoria Risner
Affiant

Subscribed and sworn before me this the 14 day of August, 2025.

Notary Public
My commission expires 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1311779
08/19/2025 02 50 06 PM
Fees $13 00 Taxes $2,701 00

Davidson County
DEEDWARR
2 pgs

20250819-0066337

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Victoria Risner Zachary Taylor Hodges 4516 A Granny White Pike Nashville, TN 37204	Genisys Credit Union 2011 Executive Hills Blvd. Auburn Hills, MI 48326	131-12-0W 001 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, LAUREN ELIZABETH KIRBY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VICTORIA RISNER AND ZACHARY HODGES,WIFE AND HUSBAND, 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 Unit A of 4516 Granny White Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4516 Granny White Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20150911-0092458, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4516 Granny White Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20150911-0092458, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Lauren Elizabeth Kirby by deed dated 09/30/2022, from John Franklin Floyd, Jr & Caitlin Floyd, Trustees under the John Franklin Floyd, Jr and Caitlin Floyd Revocable Trust dated August 10, 2017, of record in Instrument No 20221007-0110519, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 4516 A Granny White Pike, Nashville, TN 37204

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 14 day of August, 2025

Lauren Elizabeth Kirby

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren Elizabeth Kirby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14 day of August, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-TOR-254516