Karen Johnson Davidson County
Batch# 1326348 DEEDWARR
09/24/2025 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $3,137.60
20250924-0076291

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38655	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, ~~for this transfer~~ is: $848,000.00. Affiant Subscribed and sworn to before me this 22nd day of September, 2025. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Nicholas Hosta 1214 B Keller Ave Nashville, TN 37216	New Owner	Map and Parcel No. 061 12 0 207.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dorothy Klopf, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nicholas Hosta, unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1202 Greenland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of September, 2025.

GRANTOR:

Dorothy Klopf 09/19/2025

Dorothy Klopf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy Klopf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2025.

09/19/2025

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 on the plan of the subdivision of William Williams Land, as of record in Plan Book 2, Page 128, Chancery Court at Nashville, described as follows:

Beginning in the center of Greenland Avenue at the Northeast corner of Lot No. 36 on the plan of the subdivision of the West part of said Lot No. 3 as of record in Book 421, Page 40, Register's Office for said County; thence with the Easterly line of Lot No. 36, Southwardly 440 feet; thence Eastwardly 100 feet; thence Northwardly 440 feet to the center of Greenland Avenue; thence with the center of said Avenue, Westwardly 100 feet to the beginning.

Being the same property conveyed to Dorothy Klopf, a single woman, by deed from Bradley F. Edmonds, a single person, of record in Instrument No. 20220512-0054301, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR William Williams Farm, as recorded in Plat Book 2, Page(s) 128, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4847, Page 881, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 22, 2025.

J. Carlton Drumwright

September 22, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 22, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY