Karen Johnson Davidson County
Batch# 1328701 DEEDWARR
10/01/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $7,381.13
20251001-0078201

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,994,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)..
Samuel W. Chocklett and wife Pia Chocklett	New Owners	104-1-446
(NAME)	(NAME)	
3601 Nebraska Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251226

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donnie R. Hogan** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Samuel W. Chocklett and wife Pia Chocklett**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 1 on the Plan of Nebraska Avenue Subdivision, as shown on plat of record in Inst. No. 20070828-0103143, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Donne R. Hogan, a married man, by Warranty Deed from Dorinda Ashburn and Ronald Scott Harden and Cindi Kay Miller and Thomas Derek Brown, dated 03/14/2024 and filed of record in Inst. No. 20240320-0019228, Register's Office for Davidson County, Tennessee.

Subject to:

Restrictive Covenant for Detached Structure appearing of record in Inst. No. 20240923-0073571, said Register's Office.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infil of record in Inst. No. 20250701-0051873, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3601 Nebraska Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2025

Donnie R. Hogan

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donnie R. Hogan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2025.

Notary Public
My Commission Expires:



My Comm. Expires
June 23, 2027

Certificate of Authenticity

I, J. Trent Lehman, 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 9/30/25.

Date

Affiant Signature

9/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of September, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

