THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9051-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2025 Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1338608 DEEDWARR
10/27/2025 10:27:27 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20251027-0085082

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyrus T Adkisson	NEW OWNER	
306 Chimney Hill		142-08-0B-095.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Timothy Hoogenboom and Cathy Hoogenboom, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cyrus T Adkisson**

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:

Land in Davidson County, Tennessee, being Unit No. 95, on the Plan of Phase IV, Coronada Town Home Condominiums, as established by the Master Deed of record in Book 4901, Page 679; Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675; and Book 5869, Page 269, and as shown on the plan of record in Book 5200, Page 217, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy L. Hoogenboom and Cathleen E. Hoogenboom, husband and wife by Warranty Deed from Otto Vago of record in Instrument No. 20180716-0068698 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **306 Chimney Hill, Nashville, TN 37221**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23 day of OCTOBER, 2025.

Timothy Hoogenboom

Cathy Hoogenboom

STATE OF Indiana
COUNTY OF Elkhart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Hoogenboom,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2025.

My Commission expires: 5/17/2033

Notary Public

MARILYN REED
Notary Public, State of Indiana
Elkhart County
Commission Number NP0698304
My Commission Expires
May 17, 2033

STATE OF Indiana
COUNTY OF Elkhart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cathy Hoogenboom,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2025

My Commission expires: 5/17/2033

Notary Public

MARILYN REED
Notary Public, State of Indiana
Elkhart County
Commission Number NP0698304
My Commission Expires
May 17, 2033