J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laycna Patrice Hodge, a single woman	New Owners (NAME)	
229 McCoin Drive (ADDRESS)	(ADDRESS)	025-04-0-050.00
Goodlettsville, TN 37072-1521 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tonya Zuckerman and Derrick West, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laycna Patrice Hodge, a single woman, hereinafter called the Grantees, 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. 22, on the Plan of Franklin Heights, s shown on plat of record in Plat Book 2083, page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brenda West by Warranty Deed from Craig Knowles, dated June 30, 2005 and recorded July 6, 2005 in Instrument No. 20050706-0077598, Register's Office of Davidson County, Tennessee. Brenda West having become deceased on or about January 22, 2023; unmarried and intestate and she was survived by her two adult children, Tonya Zuckerman and Derrick West. See Affidavit of Heirship in Instrument No. 20250131-0007389, Register's Office of Davidson County, Tennessee.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 229 McCoin Drive, Goodlettsville, TN 37072-1521
(House Number) (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 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 my/our hand(s) this 13th day of November, 2025.

Karen Johnson Davidson County
Batch# 1346288 DEEDWARR
11/14/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20251114-0090819

WARRANTY DEED
(Continued)

Tonya Zuckerman

Derrick West

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tonya Zuckerman and Derrick West, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2025.

Notary Public

My Commission Expires: 4/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Holly A. Mason, 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 November 13, 2025.

Affiant Signature

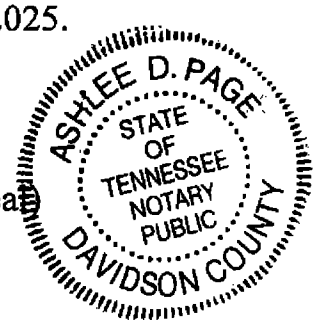
11/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of November, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026