Karen Johnson Davidson County
Batch# 1355679 DEEDWARR
12/09/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20251209-0097698

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. DH-25-11210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Hinojosa and Christine Prochnow	TRUIST BANK	
(NAME)	(NAME)	091-16-0M-002.00-CO
4309 Dakota Avenue	1001 SEMMES AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	RICHMOND, VA 23224	
(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, we, **Jonathan James Martin and Frances Victoria Mandell Martin, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Hinojosa, unmarried and Christine Prochnow, unmarried, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 B, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4307 Dakota Avenue, of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734 and Instrument No. 20200221-0019707, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan James Martin and Frances Victoria Mandell, husband and wife by Warranty Deed from Beth J. Hollahan and Paul J. Hollahan, wife and husband of record in Instrument No. 20221115-0121772 Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded on November 15, 2022.

This is property more commonly known as 4309 Dakota Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 1st day of December, 2025.

Jonathan James Martin

Frances Victoria Mandell Martin

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this 1st day of December, 2025, before me personally appeared Jonathan James Martin and Frances Victoria Mandell Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2025.

Notary Signature
My commission expires:

ARTHUR S GRESSER
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jan 10, 2026
Acting in the County of OAKLAND

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 1. 2025.

Affiant Signature

8th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

