**This document prepared by (and after recording return to):**

Name: **FORTY MULES ONE ACRE TRUST**

Address: 1035 North Dupont Avenue

City, State, Zip: Madison, TN 37115

Map/Parcel Nos:
**04311020400**
**04311020500**

Karen Johnson Davidson County
Batch# 1355897 DEEDWARR
12/09/2025 04:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251209-0098025

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# WARRANTY DEED
(Individual to a Trust)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RAMSES A. HODGE, A SINGLE MAN, AND ANGELA D. MOORE, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **ANGELA D. MOORE**, as Trustee of **FORTY MULES ONE ACRE TRUST**,* dated November 14, **2025** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

## Tract I: 1035 North Dupont, Nashville, TN (Map & Parcel 043-11-0-204.00)

Being Lot 10 on the Plan of Archwood Annex, as of record in Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plan is here made for a more complete and accurate description.

## Tract II: 1037 North Dupont, Nashville. TN (Map & Parcel 043-11-0-205.001

Being Lot 11 on the Plan of Archwood Annex, as of record in Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plan is here made for a more complete and accurate description.

Being the same property conveyed to Gail Hunter by Warranty Deed from Franklin E. Davenport of record in Instrument Number 20090108-0002138, and to John Williams by Deed from Terrell Starks of record in Instrument 20090106-0001073, Register's Office for Davidson County, Tennessee. Further conveyed to John Williams and Gail Hunter by Quitclaim Deed from John Williams and Gail Hunter through Robert F. Spann, Trustee, of record in Instrument Number 20110902-0068497, said Register's Office. Further conveyed to John McKinley Williams by Deed from Gail Hunter of record in Instrument Number
20200820-094139, said Register's Office.

unimproved [ ]
This is improved [X] property, known as 1035 and 1037 North Dupont Avenue, Madison, TN 37115
(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 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

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.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 4th day of December 2025.

By: _____
Ramses A. Hodge, Grantor

By: _____
Angela D. Moore, Grantor

*** a Revocable Trust**

# (INTENTIONALLY LEFY BLANK)

## NOTARY

A notary public or other officer completing the certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. CA. Civil Code § 1189.

State of California,

County of Los Angeles

On November 7 2025, before me, CHRISTINE MARIE SAUCEDO personally appeared RAMSES ADONIS HODGE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINE MARIE SAUCEDO
Notary Public - California
Los Angeles County
Commission # 2425903
My Comm. Expires Nov 25, 2026

Signature _____ (Seal)

# (INTENTIONALLY LEFY BLANK)

# NOTARY

A notary public or other officer completing the certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. CA. Civil Code § 1189.

State of California,

County of Los Angeles

On December 4 2025, before me, Christine Marie Saucedo
personally appeared ANGELA DENISE MOORE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINE MARIE SAUCEDO
Notary Public - California
Los Angeles County
Commission # 2425903
My Comm. Expires Nov 25, 2026

Signature _____ (Seal)

CHRISTINE MARIE SAUCEDO
Notary Public - California
Los Angeles County
Commission # 2425903
My Comm. Expires Nov 25, 2026

**Grantor(s) Name, Address, phone:**
Ramses A. Hodge and Angela D. Moore
1035 North Dupont Avenue
Madison, TN 37115

**Grantee(s) Name, Address, phone:**
Forty Mules One Acre Trust
1035 North Dupont Avenue
Madison, TN 37115

**SEND TAX STATEMENTS TO GRANTEE**

(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4 day of December 2025.

Affiant
Angela D. Moore

## NOTARY

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State of California,

County of Los Angeles

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHRISTINE MARIE SAUCEDO
Notary Public - California
Los Angeles County
Commission # 2425903
My Comm. Expires Nov 25, 2026

I, **Gabriel R. Lutz**, 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 **12/02/2025 and 12/04/2025** (date of document).

Affiant Signature

Date **12/08/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **08** day of **December**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027