20251462R

Karen Johnson Davidson County
Batch# 1358781 DEEDWARR
12/17/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $6,012.13
20251217-0100100

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $1,624,900.00.

Affiant

Subscribed and sworn to before me, this the 12 day of December, 2025.

Notary Public

My commission expires: 7/25/29

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Lynn McAlister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Alli M. Hicks, Trustee of the Saltwater Trust	**New Owner**	**117-07-4C-002.00-CO**
3422-B Benham Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry William Hood and Eric Edward Loeffler, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alli M. Hicks, Trustee of the Saltwater Trust dated November 25, 2025

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of Homes at 3422 Benham Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3422 Benham Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160505-0044311 as amended in Instrument No. 20160816-0085507, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Terry William Hood and Eric Edward Loeffler, a married couple by Warranty Deed from Manhal Izzy and Zinah Hadidi, husband and wife of record in Instrument No. 20220929-0107679 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on September 29, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3422-B Benham Avenue, Nashville, TN 37215.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 15th day of December, 2025:

Terry William Hood

Eric Edward Loeffler

STATE OF Tennessee)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Terry William Hood and Eric Edward Loeffler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12 day of December, 2025.

My Commission Expires: 7/25/29

Notary Public



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/12/25 (date of document).

Jennifer L Pennell

12/12/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/12, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

