Karen Johnson
Batch # 1385279
02/25/2026 02:47:11 PM
Fees: $18.00 Taxes: $3,526.18
20260225-0015082

Davidson County
DEEDWARR
3 pgs

WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $953,022.00

Val Richard Hoyt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Val Richard Hoyt and Diana Fouriezos Hoyt	Rocket Mortgage	
(NAME)	(NAME)	083-03-0-070.00
2026 Greenwood Ave	1050 Woodard Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Detroit, MI 48226	
(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, **RYAN JAMES THOMAS AND TOKTAM THOMAS, HUSBAND AND WIFE, AND ROGER THOMAS AND PATRICIA THOMAS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAL RICHARD HOYT AND DIANA FOURIEZOS HOYT, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Lot 4, on the Pontotoc Subdivision, a shown on part of record in Book 547, Page 113, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said Lot No. 4, fronts 60 feet on the Southerly side of Greenwood Avenue and runs back between parallel lines, 161 feet to the deadline.

Being the same property conveyed to Ryan James Thomas and Toktam Thomas, husband and wife, and Roger Thomas and Patricia Thomas, husband, as joint tenants with rights of survivorship by Warranty deed from Donald L. Walls unmarried of record in Instrument No. 20180608-0055296 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 08, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2026 Greenwood Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FK-26-2026

CH2026-78

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 hand this 20 day of February, 2026

RYAN JAMES THOMAS

TOKTAM THOMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 20th day of February, 2026.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

Witness my hand this 19 day of February, 2026

Roger Thomas
ROGER THOMAS

Patricia Thomas
PATRICIA THOMAS

STATE OF Missouri
COUNTY OF Bollinger

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

Witness my hand and official seal this 19 day of February, 2026.

Commission expires: 5/27/28

Notary Public

KRISTA SEBASTIAN
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 24785463
My Commission Expires 05/27/2028