Karen Johnson Davidson County
Batch# 1388924 DEEDWARR
03/05/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20260305-0017575

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2026.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
YOU PROOF, LLC	**New Owner**	**14707013300**
605 Press Pl, # 111	**605 Press Pl, #111**	
Nashville, TN 37208	**Nashville, TN 37208**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Dewey Thomas Hockett, Trustee, and Zelma Gertrude Hockett, Trustee, of the Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YOU PROOF, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 24, on the Plan of Chester Maxwell's Subdivision, not of record, described according to survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the southerly margin of Flora Avenue at a point 100 feet east of the northeast corner of the property conveyed to Philip Pratt by deed from Chester Maxwell and wife, of record in Book 2998, page 329; Register's Office for said County, being the corner of Lot Nos. 23 and 24 on said Plan; thence with the line between said Lot Nos. 23 and 24, southwardly 143.8 feet to the southeast corner of said Lot No. 23; thence southeastwardly 50.825 feet; thence northwardly 150 feet, more or less, to the southerly margin of said Avenue; thence with same, westwardly 50 feet to the beginning.

Being the same property conveyed to Dewey Thomas Hockett, Trustee, and Zelma Gertrude Hockett, Trustee, of the Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Living Trust, by Warranty Deed from GMAT Holdings, GP, a partnership comprised of D & J Properties of Tennessee, LLC and Magi Group, LLC, dated June 4, 2010, of record in Instrument No. 20100607-0044048, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 320 Flora Maxwell Rd., Nashville, TN 37211.

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 in 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.

THE Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Trust
By: Dewey Thomas Hockett, Trustee
By: Tamena A Jenkins Attorney In Fact 3/3/26
_____ Date: _____

The Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Living Trust
By: Dewey Thomas Hocket,Trustee
By: Tamena A. Jenkins, Attorney in Fact

THE Dewey Thomas Hocketted Zelma Gertrude Hockett Revocable Living Trust
By: Zelma Gertrude Hockett, Trustee
By: Tamena A Jenkins Attorney In Fact 3/3/26
_____ Date: _____

The Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Living Trust
By: Zelma Gertrude Hockett,Trustee
By: Tamena A Jenkins, Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named TAMENA A. JENKINS with whom I am personally acquainted, and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Dewey Thomas Hocket,Trustee of The Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Living Trust and Zelma Gertrude Hockett,Trustee of The Dewey Thomas Hockett and Zelma Gertrude Hockett Revocable Living Trust and that she is authorized by them to execute this instrument on their behalf.

Witness my hand, at office, this 3 day of March, 2026.

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

NOTARY PUBLIC

My Commission Expires: 3/3/26

Certificate of Authenticity

I, Michelle Crawford, 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 3/3/26.

Date

Affiant Signature

3/3/26

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 3 day of March, 2026.

Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026