WARRANTY DEED

Karen Johnson Davidson County
Batch # 1392405 DEEDWARR
03/12/2026 03:10:40 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20260312-0019859

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2028

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2026.
Notary Public
MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-26-516

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathriona B. Barrett	Guaranteed Rate, Inc.	064-16-0E-022.00
(NAME) 516 Griffin Circle	(NAME) 3940 N. Ravenswood Ave 2W	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Lauri H. Hodges, a single woman and Melissa H. Cox, a married woman, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cathriona B. Barrett and Jason Chio, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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 No. 22, on site map for the Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20061025-0132473, as amended of record in Instrument No. 20061106-0137656, as amended of record in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions, Restrictions and Bylaws, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Lauri H. Hodges and Melissa H. Cox by Warranty Deed from Robert S. Poppen, a single man, dated 06/04/2020, of record in Instrument No. 20200615-0061158, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauri H. Hodges aka Lauri Hope Hodges and Melissa H. Cox, aka Melissa Hodges Cox, as joint tenants with rights of survivorship by Quitclaim Deed from Lauri H. Hodges and Melissa H. Cox, dated 06/17/2021, of record in Instrument No. 20210628-0086913, Register's Office for Davidson County, Tennessee.

This property has not or has ever been the primary marital residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 516 Griffin Circle, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11th day of March, 2026.

Lauri H. Hodges

Melissa H. Cox

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauri H. Hodges and Melissa H. Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 2026.

Notary Public:
My Commission Expires: 1.31.29



RETURN TO:
Stewart Title Company
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Mount Juliet, TN 37122