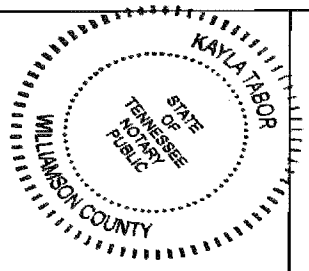
Karen Johnson Davidson County
Batch# 1404606 DEEDWARR
04/13/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260413-0029543



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **470,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Hollis	New Owner	182-02-0B-163-00
(NAME) 7535 Maggie Drive	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(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,

MARK R. HODGE AND RACHEL V. HODGE, HUSBAND AND WIFE,

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

WILLIAM A. HOLLIS, A MARRIED MAN,

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 Lot No. 163, Phase 9, Evergreen Hills, of record in Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Mark R. Hodge and Rachel V. Hodge, husband and wife

Being the same property conveyed to Mark R. Hodge and Rachel V. Hodge, husband and wife by Deed dated October 26, 2022 from Haven Builders, LLC, a Tennessee limited liability company, recorded December 9, 2022, in Instrument Number 20221209-0128278, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7535 Maggie Drive, Nashville, TN 37013

LT&E File #22959

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/our hand(s) this 10th day of April, 2026

Mark R. Hodge

Rachel V. Hodge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of April, 2026, before me personally appeared Mark R. Hodge and Rachel V. Hodge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2026.

Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #22959

Certificate of Authenticity

I, J. Trent Lehman, 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 4/10/26.

Date

Affiant Signature

4/10/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of April, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

