This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25126-DJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1408225 DEEDWARR
04/20/2026 09:18:56 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20260420-0031965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2026.

Notary Public
My Commission Expires: 03/20/28

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bonnie Cook and Lindsay Ferlin 3909 Walnut Street Oakland, CA 94619	New Owner	081-11-0-608.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **George D. Hoskins and Judith Hoskins, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bonnie C. Cook and Lindsay Ferlin, a married couple**, hereinafter called the Grantee(s), 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. 2 on the Resubdivision of Lot 293, McGavock & Wetmore's Addition, as shown by Plat of record in Plat Book 6050, Page 379, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Danyella D. Parker and Shirley Ann Boyd by Warranty Deed from Jesse D. Betty, Jr. and wife, Shirley I. Betty of record in Instrument No. 20120710-0060588 Register's Office for Davidson County, Tennessee, dated June 06, 2012 and recorded on July 10, 2012.

Being the same property conveyed to George D. Hoskins and Judith Hoskins, husband and wife by Quit Claim Deed from Danyella D. Parker and Shirley Ann Boyd of record in Instrument No. 20131030-0112807 Register's Office for Davidson County, Tennessee, dated September 25, 2013 and recorded on October 30, 2013.

This is improved property located at: **1728 16th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2026.

GRANTOR:

George D. Hoskins

Judith Hoskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George D. Hoskins and Judith Hoskins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-3-2028