Karen Johnson Davidson County
Batch# 1427493 DEEDWARR
06/03/2026 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,756.50
20260603-0049935

Warranty Deed

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $745,000.00. Affiant Subscribed and sworn to before me, this the 29th day of May, 2026. Notary Public My commission expires: 1/22/30

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tommy Joseph Hogan, Sr., Sernora Lovette Hogan, and Joseph Montale Hogan	UW M	176-00-0-57.00
4252 Maxwell Road	585 South Blvd E	
Antioch, TN 37013	Pontiac MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON COMPTON, EXECUTOR OF THE ESTATE OF SHARON J. ROBINSON AND KAYLA COMPTON, DEVISEE OF THE ESTATE OF SHARON J. ROBINSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOMMY HOGAN, SR. AND SERNORA LOVETTE HOGAN, HUSBAND AND WIFE, AND JOSEPH MONTALE HOGAN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 of Section of the Subdivision of part of the W.E.Sanders Property of record in Book 4595, page 108, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Maxwell Road, said point being approximately 1,325 feet from the intersection of the LaVergne- Couchville Pike and Maxwell Road; thence north 3 degrees 30' east 472.2 feet to an iron pin; thence south 86 degrees 30' east 184.5 feet to a point; thence south 5 degrees 51' west 472.2 feet to a point in the northerly margin of Maxwell Road; thence with the northerly margin of said Road, north 86 degrees 30' west 184.5 feet to the point of beginning, and containing 2.00 acres.

Being the same property conveyed to Samuel R. Riches and wife, Gloria S. Riches by Warranty Deed from W. E. Sanders and wife, Nola T. Sanders of record in Book 4680, Page 584, Register's Office for Davidson County, Tennessee, dated January 30, 1973 and recorded on February 13, 1973.

Being the same property conveyed to Becky o'Steen, Trustee by Quitclaim Deed from Samuel R. Riches and wife, Gloria S. Riches, of record in Book 4853, Page 393, Register's Office for Davidson County, Tennessee, dated September 12, 1974, and recorded on September 19, 1974 and within the same deed the said Becky o'Steen, Trustee conveyed his interest in the subject property to Dave E. Robinson and wife, Sharon R. Robinson.

Being the same property conveyed to Becky O'Steen, Trustee by Quitclaim Deed from Dave E. Robinson and wife, Sharon R. Robinson, of record in Book 5622, Page 571, Register's Office for Davison County, Tennessee, dated September 12, 1974; and

recorded on September 19, 1974 and within the same deed the said Becky o'Steen, Trustee conveyed his interest in the subject property to Dave E. Robinson and wife, Sharon R. Robinson.

Being the same property conveyed to Becky O'Steen, Trustee by Quitclaim Deed from Dave E. Robinson and wife, Sharon R. Robinson, of record in Book 5622, Page 571, Register's Office for Davidson County, Tennessee, dated July 07, 1980, and recorded on July 09, 1980 and within the same deed the said Becky O'Steen, Trustee conveyed his interest in the subject property to Samuel R. Riches and wife, Gloria S. Riches.

Being the same property conveyed to Sharon R. Robinson by Quitclaim Deed from Samuel R. Riches & Wife, Gloria S. Riches of record in Book 9732, Page 871, Register's Office for Davidson County, Tennessee, dated July 17, 1995 and recorded on July 18, 1995.

Being the same property conveyed to Samuel R. Riches and wife, Gloria S. Riches by Quitclaim Deed from Sharon R. Robinson of record in Book 9749, Page 16, Register's Office for Davidson County, Tennessee, dated August 02, 1995 and recorded on August 02, 1995.

Being the same property conveyed to Dave E. Robinson and wife, Sharon R. Robinson by Quitclaim Deed from Samuel R. Riches and wife, Gloria S. Riches of record in Book 10218, Page 363, Register's Office for Davidson County, Tennessee, dated August 10, 1995 and recorded on October 07, 1995.

Dave E. Robinson died on or around November 16, 2019, leaving Sharon R. Robinson as surviving tenant by the entirety.

Sharon R. Robinson died on or around March 10, 2026. Brandon Compton was appointed as Executor and Kayla Compton as Devisee of the Estate of Sharon J. Robinson, Case Number 75PR1-2026-PR-173, Rutherford County Probate Court.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4252 Maxwell Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2026.

Estate of Sharon J. Robinson

By: _____
Brandon Compton, Executor

By: Kayla Compton
Kayla Compton, Devisee

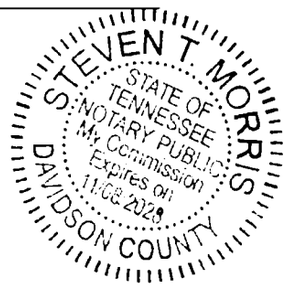
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Compton, Executor of the Estate of Sharon J. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2026.

Notary Public

My Commission Expires: 11.8.28



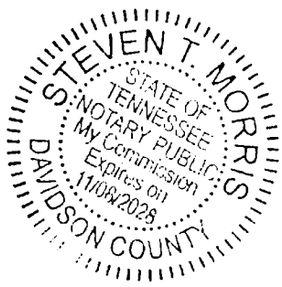
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kayla Compton, Devisee of the Estate of Sharon J. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2026.

Notary Public

My Commission Expires: 11.8.28



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-1-2026.

Affiant Signature — Date: 6-1-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-1-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY