Karen Johnson Davidson County
Batch# 1429631 DEEDWARR
06/09/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20260609-0051762

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of June, 2026.

(Affix Seal) Notary Public

My Commission Expires: 11-25-2028

2026-05-4132

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gina Marie Hogan and Jacob Armstrong 1407 Stratford Avenue Nashville, TN 37216	NEW OWNER	Map/Parcel 072-04-0-087.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Ann Wenig, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Gina Marie Hogan, unmarried and Jacob Armstrong, unmarried, as joint tenants with right of survivorship,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, Inglewood Golf Club Subdivision, Block B, according to plat and survey of same appearing of record in Plat Book 843, Page 65, erroneously referred to as Plat Book 843, Page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Rebecca Ann Wenig, single woman by Warranty Deed from Brandon Wingate and Billy J. Nunley of record in Instrument No. 20200722-0080533 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 22, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1407 Stratford Avenue, Nashville, TN 37216.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 4th day June, 2026.

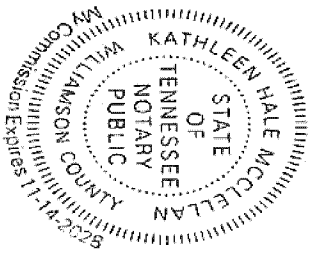
Rebecca Ann Wenig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of May, 2026, before me personally appeared Rebecca Ann Wenig, 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 28 day of May, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/9/2026.

Date

Affiant Signature

6/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026