WARRANTY DEED

Karen Johnson Davidson County
Batch # 1435747 DEEDWARR
06/18/2026 09:55:10 AM 2 pgs
Fees: $13.00 Taxes: $5,009.99

20260618-0055336

JM-FK-26-320

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,354,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TASHA JO HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES MARCH 18, 2030

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sonya, Inc.	**Same As New Owner**	
(NAME)	(NAME)	**092-13-0-288.00**
320 Chamberlin St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **THE KEVIN HOFFMAN AND SARAH KEMME REVOCABLE LIVING TRUST DATED MARCH 15, 2025,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SONYA, INC., AN ALABAMA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, of Block 26, on the Map of Subdivision of Plummer Place and Part of Blocks No's. 3-8=13=18 and 23 in Charlotte Park 2nd Addition to Nashville, as of record in Plat Book 161, Page 39, said Register's Office.

Said Lot No. 16 fronts 50 feet on the Easterly side of Chamberlin Street, formerly 38th Avenue North, and runs back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Kevin Hoffman and Sarah Kemme, as Trustees of the Kevin Hoffman and Sarah Kemme Revocable Living Trust dated March 15, 2025 by Quitclaim Deed from Kevin Michael Hoffman and Sarah Jeanne Kemme, husband and wife of record in Instrument No. 20250609-0044984 Register's Office for Davidson County, Tennessee, dated May 17, 2025 and recorded on June 09, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8244, Page 408, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20200228-0022289, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20200408-0036973, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Chamberlin St, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 12th DAY OF JUNE, 2026.

The Kevin Hoffman and Sarah Kemme Revocable Living Trust dated March 15, 2025

BY: _____
Kevin Hoffman
Trustee

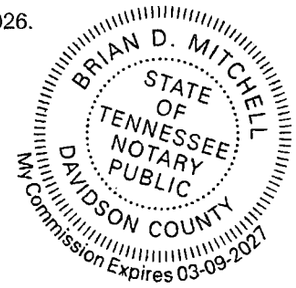
BY: _____
Sarah Kemme
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN HOFFMAN, TRUSTEE of THE KEVIN HOFFMAN AND SARAH KEMME REVOCABLE LIVING TRUST DATED MARCH 15, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of June, 2026.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

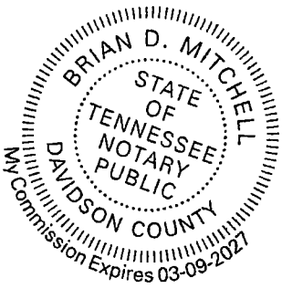


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH KEMME, TRUSTEE of THE KEVIN HOFFMAN AND SARAH KEMME REVOCABLE LIVING TRUST DATED MARCH 15, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of June, 2026.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212