Karen Johnson
Batch # 1438092
06/25/2026 09:33:41 AM
Fees: $18.00 Taxes: $2,405.00
Davidson County
DEEDWARR
3 pgs
20260625-0057330

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|---|---|
| **This Instrument Prepared By and Returned To:**<br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 202611461<br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consid... value of the Premises, whichever is greater, is $650,000.00... than the amount the Premises would command at a fair and voluntary sale.<br>Affiant<br>Sworn to and subscribed before me this 24th day of June, 2026.<br>Notary Public<br>My Commission Expires: |

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

# WARRANTY DEED

**THIS INDENTURE**, made this 25th day of June, 2026, among:

**JENNIFER R. HOOGERHYDE AND JOSEPH D. HOOGERHYDE, WIFE AND HUSBAND, AND JACOB KLADDER AND LARISSA KLADDER, HUSBAND AND WIFE, AS TENANTS IN COMMON**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**CHRISTOPHER WRIGHT AND TRACI WRIGHT, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee described as follows:**

**Beginning at a fence post in the southerly line of Felix C. Langly, as recorded in Deed Book 3163, page 117, R.O.D.C.T., and being the northwesterly corner of the Mike Campbell tract as recorded in Deed Book 7420, page 301, R.O.D.C.T.; thence, with said Felix C. Langly's Southerly line South 66 degree 54 minutes 16 seconds East, 189.33 feet to an iron pin at a 30 inch elm; thence with the Southerly line of Mike Campbell, as recorded in Deed Book 5735, page 382, R.O.D.C.T., North 89 degree 23 minutes 18 seconds East, 128.27 feet to a point; thence, severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, R.O.D.C.T., South 52 degree 48 minutes 13 seconds East, 66.58 feet to a point; thence, South 13 degree 42 minutes 39 seconds West, passing an iron pin set at 537.81 feet, in all 562.81 feet to a point in the centerline of a private road; thence, with the said private road centerline, the following calls: North 76 degree 17 minutes 21 seconds West, 50.07 feet to a point; thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 33 degree 07 minutes 18 seconds, a chord bearing and distance of North 59 degree 43 minutes 42 seconds West, 114.01 feet to a point; thence, North 43 degree 10 minutes 02 seconds West, 409.40 feet to a point in the Easterly line of W.H. Stringfellow, as recorded in Deed Book 41, page 194, R.O.D.C.T.; thence, leaving the aforesaid private road with said easterly line of W.H. Stringfellow, North 35 degree 05 minutes 31 seconds East, passing an iron pin set at 25.53 feet, in all 356.84 feet to the point of beginning and containing 5.00 acres more or less.**

**Together with an Agreement Regarding the Installation, Improvement and Maintenance of Public Utilities and Driveway as set out in described in Book 11320, page 521, amended in Instrument No. 20161028-0114067 and Instrument No. 20260122-0005134, Register's Office for Davidson County, Tennessee.**

**Ingress and Egress and Easement Agreement and Amendment to Easement of record in Instrument No. 20070104-0001814 and Instrument No. 20070124-0009510, Register's Office for Davidson County, Tennessee.**

**Deed of Easement of record in Instrument No. 20071022-0125100, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Jennifer R Hoogerhyde and Joseph D Hoogerhyde, wife and husband by deed from Brian Tolbert and Amanda Holbert, husband and wife and Alex Tolbert and Erin Tolbert, husband and wife, dated November 16, 2021, of record in Instrument No. 20211130-0157827, Register's Office for Davidson County, Tennessee. And, further conveyed to Jennifer Hoogerhyde, Joseph Hoogerhyde, Jacob Kladder and Larissa Kladder, as tenants in common by deed from Jennifer R Hoogerhyde and Joseph D Hoogerhyde, wife and husband, dated June 20, 2022, of record in Instrument No. 20230109-0001523, said Register's Office.**

**Being also known as 661 Hunters Trail, Nashville, TN 37209.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Jennifer R. Hoogerhyde**

**Joseph D. Hoogerhyde**

**Jacob Kladder**

**Larissa Kladder**

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jennifer R. Hoogerhyde and Joseph D. Hoogerhyde, and Jacob Kladder and Larissa Kladder**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2026.

Notary Public
My Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

**Owner Name & Property Address:**

Name: Christopher and Traci Wright
Address: 201 Kenner Ave
City, State, Zip: Nashville, TN 37205

**Responsible Party For Taxes:**

Name: New owner
Address:
City, State, Zip:

**Tax ID: 101-00-0-186.00**