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

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9564-SS

This instrument was prepared from information furnished by the parties. Momentum Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.

Karen Johnson
Batch # 1445815
07/14/2026 10:08:02 AM
Fees: $13.00 Taxes: $2,183.00

Davidson County
DEEDWARR
2 pgs

20260714-0063322

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2026.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Justin Burgan and Addison Katherine Coggins<br>627 Woodett Drive<br>Nashville, TN 37211 | New Owners | 161-06-0-028 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Barbara Ann Hoskins, a single person** (individually and/or collectively, "Grantor"), transfer and convey unto **Justin Burgan, an unmarried person, and Addison Katherine Coggins, an unmarried person** (individually and/or collectively, "Grantee"), joint tenants with the right of survivorship, 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. 95 on the plan of SECTION THREE MCMURRAY WOODS, of record in Plat Book 3300, Page 83, Register's Office for said County.

Said Lot No. 95 fronts 100 feet on the Southerly margin of Woodett Road and extends back 200.3 feet on the Westerly line and 205 feet on the Easterly line to a dead line in the rear, measuring 109.8 feet thereon.

Being the same property conveyed to Stephen K. Hoskins and wife, Barbara Hoskins, by Warranty Deed from Wanda Jean Bishop, Roy Phillip Bishop, Brenda Carol McCord, of record in Book 8405, Page 159, in the Register's Office of Davidson County, Tennessee, dated July 24, 1991, and recorded on July 25, 1991. The Said Stephen K. Hoskins died on April 21, 2023, leaving Barbara Hoskins as surviving tenant by the entirety.
Barbara Hoskins and Barbara Ann Hoskins being one and the same.
This is improved property located at: **627 Woodett Drive, Nashville, TN 37211**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 10th day of July, 2026.

GRANTOR:

Barbara Ann Hoskins

Barbara Ann Hoskins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Ann 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2026.

Notary Public
My Commission expires: 1/22/30

