THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9812-WE

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Karen Johnson
Batch # 1456061
08/06/2026 09:11:42 AM
Fees: $13.00 Taxes: $1,443.00

Davidson County
DEEDWARR
2 pgs

20260806-0072330

ANITA L PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-29-2030

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh H. Stephens & Rachel E. Stephens	Leigh H. Stephens & Rachel E. Stephens	
1349 General George Patton Road	1349 General George Patton Road	142-09-0E-135.00-CO
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Edward R. Hoge Jr. and Mary Lee Wible Hoge, Trustees of Hoge Revocable Living Trust u/a/d 09/27/2007**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leigh H. Stephens and Rachel E. Stephens, tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1349 together with the Carport designated No. 1349Cof River Plantation, Section Seven, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for said county, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Edward R. Hoge and Mary Lee W. Hoge, husband and wife by Warranty Deed from Marie Hart Moss, unmarried of record in Instrument No. 20130813-0084897 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 13, 2013.

Being the same property conveyed to Edward R. Hoge, Jr. and Mary Lee Wible Hoge, Trustees of The Hoge Revocable Living Trust, dated September 27, 2007 by Warranty Deed from Edward R. Hoge and Mary Lee W. Hoge, husband and wife of record in Instrument No. 20190304-0019614 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 04, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1349 General George Patton Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 4TH day of AUGUST, 2026.

Hoge Revocable Living Trust, Edward R. Hoge Jr. and Mary Lee Wible Hoge, Trustees

BY: Edward R Hoge Jr., Trustee
Edward R. Hoge, Jr., Trustee

BY: Mary Lee Wible Hoge, Trustee
Mary Lee Wible Hoge, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edward R. Hoge, Jr.** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Hoge Revocable Living Trust, u/a/d 09/27/2007,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Edward R. Hoge, Jr.** as such **Trustee.**

Witness my hand and official seal this the 4th day of August, 2026.

My Commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Lee Wible Hoge,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Hoge Revocable Living Trust, u/a/d 09/27/2007,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Lee Wible Hoge.** as such **Trustee.**

Witness my hand and official seal this the 4th day of August, 2026.

My Commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Notary Public