**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9980-WE

Karen Johnson Davidson County
Batch# 1483758 DEEDWARR
10/14/2026 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,588.15
20261014-0094349

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 699,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Oct 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NICK HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-06-2030

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Hillsdale in Nashville, LLC** | New Owner | |
| 3516 Hillsdale Avenue | | 104-05-0M-001.00-CO |
| Nashville, TN 37205 | | |
| (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, WE, **Kevin Thomas Hogan and Melissa Marie Straub, Co-Trustees of the Kevin and Melissa Hogan Living Trust U/A/D February 25, 2025,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hillsdale in Nashville, LLC, a Tennessee limited liability company,**

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:

**Land in Davidson County, Tennessee, being Unit No. 1, of 3514 Hillsdale Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No 20141212-0114129, revised in Instrument No. 20151105-0112895, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned revised Declaration, and being located upon Lot No. 8 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Kevin Hogan unmarried, and Melissa Straub, unmarried, as joint Tenants with Right of Survivorship by Warranty Deed from Molly Hassett nka Molly Blanton and Michael Carter Blanton, wife and husband of record in Instrument No. 20180413-0034952 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 13, 2018.**

**Being the same property conveyed to Kevin Thomas Hogan and Melissa Marie Straub Hogan, Co-Trustees, or their successor trustees in interest as they may appear, of the Kevin and Melissa Hogan Living Trust, u/a dated February 25, 2025, and any amendments thereto by Quitclaim Deed from Kevin Hogan and Melissa Straub Hogan, Married of record in Instrument No. 20250304-0016243 Register's Office for Davidson County, Tennessee, dated February 25, 2025 and recorded on March 04, 2025.**

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 improved property is known as **3516 Hillsdale Avenue, Nashville, TN 37205**

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 6 day of October, 2024.

Kevin and Melissa Hogan Living Trust U/A/D February 25, 2025

BY: K. F. Hogan
Kevin Thomas Hogan
Co-Trustee

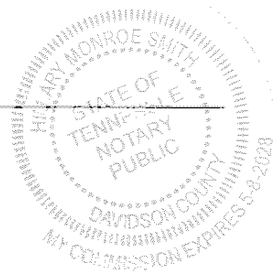
BY: Melissa Marie Straub Hogan
Melissa Marie Straub Hogan
Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Kevin Thomas Hogan and Melissa Marie Straub Hogan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Co-Trustees of the **Kevin and Melissa Hogan Living Trust U/A/D February 25, 2025**, the within named bargainer, and that he/she as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Co-Trustees.

Witness my hand and official seal this the 6 day of October, 2024.

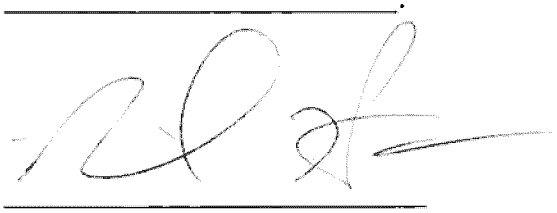
My Commission expires: _____




Notary Public

**Certificate of Authenticity**

I, Nick Harris, 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 **October 6, 2026**.



Affiant Signature

**10/6/26**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **6th** day of **October**, 20 **26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

