RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215
BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1485218
10/16/2026 09:45:55 AM
Fees: $13.00 Taxes: $2,486.40

Davidson County
DEEDWARR
2 pgs

20261016-0095000

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $672,000.00

Affiant

Subscribed and sworn before me this the 13th day of October, 2026.

Notary Public
My commission expires:

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katherine A. Hofstetter David C. Hofstetter 412 Arlington Pl. Nashville, TN 37221	Same as Owner	142-16-0B 030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, IAN MCCOLLUM AND JAMI MCCOLLUM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHERINE A. HOFSTETTER AND DAVID C. HOFSTETTER, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Arlington Green, Phase I, a Planned Unit Development, as of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ian McCollum, unmarried, by Warranty Deed from Mary Fleming Jones Kantz, unmarried, dated 3/24/2021 and recorded 3/29/2021 in Instrument No. 20210329-0040642, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 412 Arlington Pl., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of October, 2026.

Ian McCollum

Jami McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ian McCollum and Jami McCollum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2026.

My commission expires:

7-22-30

Notary Public

