THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 03/21/17 08:39 4 pgs
Fees:22.00 Taxes:0.00
20170321-0027202

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Thomas Hoffman
404 Hadley Avenue
Old Hickory, TN 37138

Property Tax ID#: 044 11 0 084.00
File #: L-72388

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, THOMAS HOFFMAN, a married man, who acquired title as an unmarried person, as Grantor, hereby convey all rights, titles and interests that we may have in to THOMAS HOFFMAN, a married man, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 044 11 0 084.00
Property Address: 404 Hadley Avenue, Old Hickory, TN 37138

Prior Deed recorded 06/29/2016 as Instrument 20160629-006259, Davidson County Court Clerk's Office.

Witness our hands this the 19 day of November, 2016.

THOMAS HOFFMAN

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by THOMAS HOFFMAN, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 19 day of November, 2016.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary Public
My Commission expires: 12-17-2018

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

THOMAS HOFFMAN

Subscribed and sworn to before me this the 19 day of November, 2016.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Barbara Collins
Notary
My Commission expires: 12-17-2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING LOT NO. 180 ON THE PLAN OF VILLAGE OF OLD HICKORY SECTION A OF RECORD IN BOOK 1424 PAGE 68 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO THOMAS HOFFMAN, AN UNMARRIED PERSON FROM DERRICK SANDOVAL AND MICHELLE SANDOVAL BY DEED DATED 06/24/2016 AND RECORDED 06/29/2016 IN THE OFFICE OF THE ROD FOR DAVIDSON COUNTY IN INSTRUMENT 20160629-0066259.

True Copy Certification

I, Bethany Presnell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bethany Presnell
Signature

State of Florida

County of Pinellas

Personally appeared before me, Michael Harris, a notary public for this county and state, Bethany Presnell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/23/17
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.