Karen Johnson Davidson County
Batch# 197144 DEEDWARRSP
02/20/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20190220-0015354

SPECIAL WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L. Curtis Revocable Living Trust	Janet L. Curtis Revocable Living Trust	
(NAME)	(NAME)	
3032 Lakeshore Dr.	3032 Lakeshore dr	120-09-0-098.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We Ronald Franklin Hoffmann and David Wayne Hoffmann, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Janet L. Curtis Revocable Living Trust, hereinafter called the GRANTEE(S), her 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 Lot No. 5A-62 on the Plan of Glengarry Park Subdivision, Section 5-A, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 5A-62 fronts 100.00 feet on the northerly margin of Glenpark Drive and extends back 189.9 feet on the westerly line and 109.0 feet on the easterly line to a line in the rear, measuring 128.1 feet thereon.

Being the same property conveyed to Dorothy R. Hoffmann (DRH) as to a life estate for and during DRH's lifetime, with the remainder to Ronald Franklin Hoffmann (RFH) and David Wayne Hoffmann (DWH) if both are living at the time of the death of DRH, but in the event of the death of RFH or DWH prior to the death of DRH, the remainder shall vest in the survivor of RFH and DWH by Warranty Deed from James Virgil Mackie and wife, Dorothy N. Mackie, dated December 17, 1991 and recorded December 26, 1991 of record in Book 8514, Page 423, in the Register's Office for Davidson County, Tennessee.

The said Dorothy R. Hoffmann died testate on 05/03/2018, leaving the said Ronald Franklin Hoffman (RFH) and David Wayne Hoffman (DWF) the sole surviving tenants.

All matters shown on the plat of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 3377 Page 567 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 606 Glenpark Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 15th day of February, 2019.

Ronald Franklin Hoffmann

David Wayne Hoffmann

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Franklin Hoffmann and David Wayne Hoffmann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of February, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201902200015354

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County