WARRANTY DEED

Karen Johnson Davidson County
Batch# 211953 DEEDWARR
04/01/2019 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190401-0029005

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jason Hoffman	Jason Hoffman	42 14 31
(NAME)	(NAME)	
203 Port Drive	P.O Box 629	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190645

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, I/we, Carolyn Ann Neff , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jason Hoffman, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 117 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 127-127, Register's Office for said County, described as follows, to-wit:

BEGINNING at an iron pin in the Southerly margin of Burgundy Drive at the corner of Lots 116 and 117; thence with the line between Lots 116 and 117, Southerly 172 feet to a concrete monument at the common corner of Lots 116, 117 and 118 on said Plan; thence with the line between Lots 116 and 118, Westerly 136.5 feet to an iron pin in the Easterly margin of Port Drive; thence with the Easterly margin of Port Drive, Northerly 126 feet to a concrete monument; thence with the same along a slight curve to the right, having a radius of 384.6 feet, Northerly 111.9 feet to a concrete monument at the beginning of a curve; thence along a curve to the right, having a radius of 25 feet, Northeasterly 39.3 feet to a concrete monument in the Southerly margin of Burgundy Drive; thence with the margin of the same along a slight curve to the right, having a radius of 271.1 feet, Easterly 87.1 feet to a concrete monument; thence with the same, Easterly 132 feet to the beginning.

BEING the same property conveyed to Carolyn A. Huey and Roger J. Neff by Deed from Betty Richardson dated April 24, 1998 and filed of record in Deed Book 10910, page 963, Register's Office for Davidson County, Tennessee. The said Carolyn A. Huey and Roger J. Neff were married, the said Carolyn A. Huey became known as Carolyn A. Neff. The said Roger J. Neff died intestate on or about December 21, 2012. Pursuant to Affidavit of Heirship of record in Instrument 20140505-0037741, Register's Office for Davidson County, Tennessee, the said Roger J. Neff was survived by Carolyn Neff and his daughter Jerri Neff Rutherford. The said Jerri Neff Rutherford conveyed her interest in said land to Carolyn Ann Neff by Quitclaim Deed dated April 19, 2014 and filed of record in Instrument 20140505-0037742, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 203 Port Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of April, 2019

Carolyn Ann Neff

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carolyn Ann Neff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of April, 2019.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY