Karen Johnson Davidson County
Batch# 235741 DEEDWARR
05/29/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190529-0050601

WARRANTY DEED

STATE OF IL
COUNTY OF FORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Nancy A. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2019.

Timothy L. Hitz
Notary Public

MY COMMISSION EXPIRES: 8/14/22
(AFFIX SEAL)

OFFICIAL SEAL
TIMOTHY L. HITZ
Notary Public - State of Illinois
My Commission Expires 8/14/2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jayme Wallace Hoffman and Kathleen M. Hoffman	Wells Fargo Home Mtg	
(NAME) 623 Crieve Road	(NAME) PO Box 51162	146-11-0-073.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Los Angeles CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NANCY A. LEE, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAYME WALLACE HOFFMAN AND KATHLEEN M. HOFFMAN, HUSBAND AND WIFE, 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 Lot No. 50 on the Plan of Section One, on the Plan of Revised Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 100 feet on the Southerly side of Crieve Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Roger C. Wolf and wife, Nancy A. Wolf by Warranty deed from Carter Blankenship, Jr. and wife, Camille Brock Blankenship of record in Book 4846, page 494, Register's Office for Davidson County, Tennessee, dated August 22, 1974 and recorded on August 23, 1974.

Being the same property conveyed to Nancy Ann Wolf by Quit Claim deed from Roger Courshon Wolf of record in Book 5853, page 635, Register's Office for Davidson County, Tennessee, dated February 16, 1982 and recorded on February 19, 1982.
The said Nancy A. Lee being fka Nancy Ann Wolf.

unimproved ☐
This is improved ☒ property, known as 623 Crieve Road, Nashville, TN 37220
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Nancy A. Lee, unmarried this 23 day of MAY, 2019.

Nancy A. Lee
Nancy A. Lee

STATE OF IL
COUNTY OF FORD

On this the 24th day of May, 2019, before me personally appeared Nancy A. Lee, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of May, 2019.

Timothy L. Hitz
Notary Public

My Commission Expires:

(SEAL)

OFFICIAL SEAL
TIMOTHY L. HITZ
Notary Public - State of Illinois
My Commission Expires 8/14/2022

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021