Karen Johnson Davidson County
Batch# 299520 DEEDWARR
10/11/2019 08:41:21 AM 6 pgs
Fees: $33.00 Taxes: $703.00
20191011-0104261

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Ariana Morgan Masters Andrew Allen Masters 123 Draper Drive Goodlettsville, Tennessee 37072	Cardinal Financial 3701 Arco Corp # 200 Charlotte NC 28273	033-04-0-034.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA LIGHT, an unmarried person, JEFF HOFFMAN and wife, DARLENA HOFFMAN, DARRIN HOFFMAN and wife, LAURA HOFFMAN, ERIC HOFFMAN and wife, ASHLEY HOFFMAN, and KERRY HOFFMAN, an unmarried person,** have this day bargained and sold, and do hereby transfer and convey unto the said **ARIANA MORGAN MASTERS and ANDREW ALLEN MASTERS, Wife and Husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

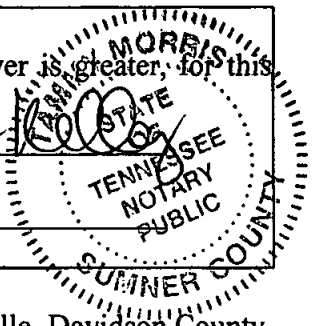
Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Plan of Goodlettsville Heights, Section IV, of record in Plat Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELVIN EUGENE HOFFMAN AND WIFE, POLLY LOU H. HOFFMAN, by deed from CLAUD SMITH AND WIFE, BILLIE KATHERINE SMITH, of record in Book 2485, page 599, dated December 13, 1955, said Register's Office. The said Melvin Eugene Hoffman having since died on or about September 20, 2016, leaving Polly Lou H. Hoffman the surviving tenant by the entirety. The said Polly Lou H. Hoffman having since died testate on or about November 25, 2018 devising said property to REBECCA LIGHT, JEFF HOFFMAN, DARRIN HOFFMAN, ERIC HOFFMAN, AND KERRY HOFFMAN, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 19P225. For further reference see Affidavit of Heirship of record in Instrument No. 20191011-0104260 said Register's Office. The said Laura Hoffman, Spouse of Darrin Hoffman, Ashley Hoffman, Spouse of Eric Hoffman, and Darlena Hoffman, Spouse of Jeff Hoffman, join in this conveyance to convey any marital interest they may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$190,000.00**.
Subscribed and sworn to before me
this 2 day of October, 2019.
My Commission Expires: 1-24-22

Affiant

Notary Public



This is improved property located at 123 Draper Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

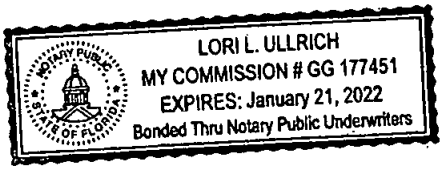
Witness our hands this 2nd day of October, 2019.

REBECCA LIGHT

STATE OF FLORIDA
COUNTY OF Escambia

Personally appeared before me, Lori L. Ullrich, a Notary Public in and for said County and State, **REBECCA LIGHT,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pensacola, Florida, this the 2nd day of October, 2019.



NOTARY PUBLIC

My Commission Expires: 1-21-22

JEFF HOFFMAN

DARLENA HOFFMAN

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Janice M Knight, a Notary Public in and for said County and State, **JEFF HOFFMAN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 2019.

JANICE M KNIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/22

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Janice M Knight, a Notary Public in and for said County and State, **DARLENA HOFFMAN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 2019.

JANICE M KNIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/22

DARRIN HOFFMAN

LAURA HOFFMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DARRIN HOFFMAN and LAURA HOFFMAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of October, 2019.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/23/2020

ERIC HOFFMAN

ASHLEY HOFFMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ERIC HOFFMAN and ASHLEY HOFFMAN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

KERRY HOFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **KERRY HOFFMAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of October, 2019.

NOTARY PUBLIC

My Commission Expires:

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020