

STATE OF California }
COUNTY OF Riverside }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

✓David R. Daniel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF January, 2020.

NOTARY PUBLIC

My Commission expires: Sep. 24, 2020

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19120020

Address of New Owner
Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable and Living Trust No. 18-05
16300 Southwest 293 Street
Homestead, FL 33033

Send Tax Bills To:
Same

Tax Information:
128-10-0-198.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David R. Daniel,** hereinafter called the **Grantor,** has bargained and sold, and by these presents do transfer and convey unto **Bonnie Hoffman, Trustee of The Bonnie Hoffman Revocable Living Trust No. 18-05, dated March 27, 2018,** hereinafter called the **Grantee(s),** successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Stacy Square, Section 5-B, as of record in Plat Book 5210, Page 236, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Daniel, an individual, by Warranty Deed from William H. Smallman dated 07/07/2006 and recorded on 07/18/2006 in Instrument No. 20060718-0086777, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David Russell Daniel, Trustee of the David Russell Daniel Trust dated December 19, 2011, by Quitclaim Deed from David R. Daniel, an individual, dated 07/10/2013 and recorded on 07/24/2013 in Instrument No. 20130724-0076361, RODCT. Further being the same property conveyed to David R. Daniel by Quitclaim Deed from David Russell Daniel, Trustee of the David Russell Daniel Trust dated December 19, 2011, dated 01/03/2020 and recorded on 01/06/2020 in Instrument No. 20200106-0001411, RODCT.

This is property generally located:
254 Colt Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 342627 DEEDWARR
01/13/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200113-0004582

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5210, Page 236, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) its successors and/or assigns, forever. I do covenant with said Grantee(s) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **David R. Daniel** has caused this instrument to be executed, this the 8 day of January, 2020.

David R Daniel

David R. Daniel

STATE OF California
COUNTY OF Riverside

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **David R. Daniel,** 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.

This the 8 day of January, 2020.

My commission Expires: Sept. 24, 2020

Yvette Topete
NOTARY PUBLIC

MGC1 YVETTE TOPETE COMM. # 2165639 NOTARY PUBLIC - CALIFORNIA RIVERSIDE COUNTY COMM. EXPIRES SEPT. 24, 2020 MGC1

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of January, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY