THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200527202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2020.

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 407782 DEEDWARR
05/29/2020 01:09:52 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20200529-0055647

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Hoffman and Daniel Hoffman 3112 Curd Rd. Mt. Juliet, TN 37122	New Owner	Tax Parcel ID No. 107-14-0-007.00

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 of which is hereby acknowledged, **Joseph A. Montgomery, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Hoffman, unmarried and David Hoffman, unmarried, as joint tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of A Subdivision of The Temple O. Harris Farm of Miro Meadows of record in Plat Book 1424, Page 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph A. Montgomery, an unmarried person by Warranty deed from Raymond L. Landry and wife, Marilyn C. Landry of record in Book 9314, page 173, Register's Office for Davidson County, Tennessee, dated April 15, 1994 and recorded on April 15, 1994.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.

This is improved property located at 908 Kipling Drive Nashville TN 37217-1911

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2020.

Joseph A. Montgomery

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph A. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2020.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022