Karen Johnson Davidson County
Batch# 419269 DEEDWARR
06/18/2020 01:40:22 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20200618-0064421

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1429

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2020

Notary Public

Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Nestler 2155B Byrum Avenue Nashville, TN 37203	new owner	105-11-2A-002.00-CO

WARRANTY DEED

FOR AND IN 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,

Hannah Lael Hoffman and husband, Eric Hoffman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Nestler, unmarried

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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Byrum Street Townhomes of record as Instrument No. 20160818-0086550 and being shown on plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being a portion of the same property conveyed to Advisory Group, LLC, a Tennessee limited liability company by Warranty deed from Norman E. Hodges, Jr of record in Instrument No. 20140905-0081648 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 05, 2014.

Being the same property conveyed to Hannah Lael Hoffman and husband Eric Hoffman by Warranty deed from Cumberland Advisory Group, LLC of record in Instrument No. 20180530-0051537 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 30, 2018. The said Eric Hoffman joins in this conveyance to convey any and all rights, title, and interests marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2155B Byrum Avenue, Nashville, TN 37203.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTRES-20-2155B

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

Dated this the 15th day of June, 2020.

Hannah Lael Hoffman by _____ her attorney in-fact
Hannah Lael Hoffman by Eric Hoffman, her Attorney-In-Fact

_____
Eric Hoffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric Hoffman** 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 Brentwood, Tennessee this 15th day of June, 2020.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-11-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Eric Hoffman,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Hannah Lael Hoffman** and acknowledged that they executed the same as the free act and deed of the said **Hannah Lael Hoffman,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20200618-0064420, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of June, 2020.

_____
Notary Public
My Commission Expires: _____

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-11-2023

WARRANTY DEED