Karen Johnson Davidson County
Batch# 419630 DEEDWARR
06/19/2020 07:10:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200619-0064862

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203104

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$260,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10 day of June, 2020.

Notary Public

My Commission Expires: 04/03/21

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES APRIL 3, 2021
BONDED THRU WESTERN SURETY COMPANY

WARRANTY DEED

THIS INDENTURE, made this 10 day of June, 2020, among:

DUSTIN JOSEPH HOFFMAN AND LAUREN DELL HOFFMAN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

HOWARD BURNS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A Condominium Apartment in Davidson County, Tennessee, being Unit D-406, together with the carport designated D-406-C, of River Plantation, Section Four, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Dustin Joseph Hoffman and Lauren Dell Hoffman, husband and wife by Warranty deed from Park R. Davidson and Catherine C. Davidson, husband and wife of record in Instrument No. 20150430-0038889 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 30, 2015. Being also known as 932 Todd Pries Drive D-406 Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee. their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dustin Joseph Hoffman

Lauren Dell Hoffman

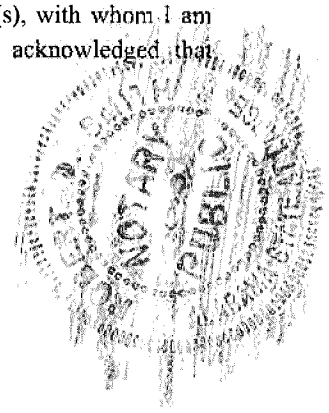
State of Alabama
County of Baldwin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dustin Joseph Hoffman and Lauren Dell Hoffman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of June, 2020.

Notary Public
My Commission Expires: 04/03/21

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES APRIL 3, 2021
BONDED THRU WESTERN SURETY COMPANY



Owner Name & Property Address:

Name: Howard Burns
Address: 932 Todd Pries Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Howard Burns
Address: 932 Todd Pries Dr
City, State, Zip: Nashville TN 37221

Tax ID: 142-05-0D-026.00-CO

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY