Karen Johnson Davidson County
Batch# 462672 DEEDWARR
08/24/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,531.72
20200824-0095279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

35646

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $954,520.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of August, 2020.

(Affix Seal) Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

2020-1376-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Clarence Taylor and Stewart R. Taylor 4520 Harpeth Hills Drive Nashville, TN 37215	1630 Chickering Road Nashville, TN 37215	Map/Parcel 130 15 0 034.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathryn Anne Hoffmeister Perna, Elizabeth Rutherford Hoffmeister, and John Thornley Hoffmeister, Jr.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Clarence Taylor and Stewart R. Taylor, husband and wife**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block "D" on the Map of Tyne Meade, Section III, as of record in Book 1424, page 13, Register's Office for said County.

Said Lot No. 1 fronts 241.4 feet on the west side of Harpeth Hills Drive, and extends back 263.2 feet on the north line and 275.5 feet on the south line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to John T. Hoffmeister and wife, Elizabeth G. Hoffmeister by deed dated July 2, 1962 from Edward L. Curley and wife, Margaret F. Curley of record in Book 3403, page 39, Register's Office for Davidson County, Tennessee. Elizabeth G. Hoffmeister having since died on October 23, 2009. John T. Hoffmeister having since died on August 10, 2019 leaving a Last Will and Testament filed for Probate in Docket No. 19P1971, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Kathryn Anne Hoffmeister Perna, Elizabeth Rutherford Hoffmeister, and John Thornley Hoffmeister, Jr. Being also conveyed to Kathryn Anne Hoffmeister Perna, Elizabeth Rutherford Hoffmeister, and John Thornley Hoffmeister, Jr. by Executrix's Quitclaim Deed dated July 22, 2020 from Kathryn Anne Hoffmeister Perna, Executrix of The Estate of John Thornley Hoffmeister of record in Instrument No. 20200723-0080818, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 4520 Harpeth Hills Drive, Nashville, TN 37215.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and 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.

Witness my hand this 7th day of August, 2020:

Kathryn Anne Hoffmeister Perna

Kathryn Anne Hoffmeister Perna

Elizabeth Rutherford Hoffmeister, by Kathryn Anne Hoffmeister Perna, her attorney-in-fact

Elizabeth Rutherford Hoffmeister, by
Kathryn Anne Hoffmeister Perna, her attorney-in-fact

John Thornley Hoffmeister, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of August, 2020, before me personally appeared Kathryn Anne Hoffmeister Perna and John Thornley Hoffmeister, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2020.

Notary Signature
My commission expires: 05-01-2021

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of August, 2020, before me personally appeared Kathryn Anne Hoffmeister Perna, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Rutherford Hoffmeister, and who acknowledged that she executed the same as the free act and deed of Elizabeth Rutherford Hoffmeister.

Witness my hand, at office, this 7th day of August, 2020.

05-01-2021
Notary Signature
My commission expires:

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

