WARRANTY DEED

Karen Johnson Davidson County
Batch# 471861 DEEDWARR
09/08/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200908-0102243

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$230,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 4, 2020

Notary Public

MY COMMISSION EXPIRES : 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Callie Ann Starkey	**Callie Ann Starkey**	
(NAME)	(NAME)	107-14-0-007.00
908 Kipling Drive	**908 Kipling Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Hoffman, unmarried and David Hoffman, unmarried as joint tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Callie Ann Starkey

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 Lot No. 66 on the Plan of Miro Meadows, as of record at Book 1424, pages 94 and 95, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.
Being the same property conveyed to Joseph A. Montgomery, an unmarried person by deed from Raymond L. Landry and wife, Marilyn C. Landry, of record in Book 9314, Page 173, dated 4/15/1994, in Davidson County Register's Office in TN. Further conveyed to Daniel Hoffman, unmarried and David Hoffman, unmarried, as joint tenants in common by Deed from Joseph A Montgomery, an unmarried person, dated 5/29/2020 and recorded in Instrument No. 20200529-0055647 in said register's office.

unimproved ☐
This is improved ☒ property, known as **908 Kipling Drive, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hand(s) this **4th day of September, 2020.**

Daniel Hoffman

David Hoffman

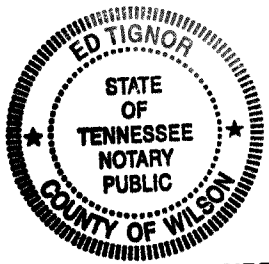
STATE OF Tennessee

COUNTY OF Wilson

On this **4th day of September**, 2020, before me personally appeared Daniel Hoffman **and David Hoffman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Daniel Hoffman and David Hoffman.

Witness my hand at office on **4th day of September, 2020.**

Notary Public. My Commission Expires:



MY COMMISSION EXPIRES:
JUNE 07, 2022

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).