Warranty Deed

Karen Johnson Davidson County
Batch# 528039 DEEDWARR
12/09/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20201209-0143549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2020.

Notary Public

My commission expires: February 20, 2023

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca McGrath Hoffman Joshua Edward Hoffman	Gardner Financial Services LTD dba Legacy Mutual Mortgage	083-02-0U-001.00-CO
1612A Douglas Avenue	3503 Paesanos Pkwy	
Nashville, TN 37206	San Antonio TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAMON DIAZ, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA MCGRATH HOFFMAN AND JOSHUA EDWARD HOFFMAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Home at 1612 Douglas Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190821-0084161 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to Joseph Keller Laitenberger and wife, Wanda C. Laitenberger by Deed from Walter A. Johnson and wife, Elise Johnson, dated April 16, 1945 and recorded April 16, 1945 in Book 1286, Page 413, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship by Toni Jo Laitenberger recorded on September 09, 2004, recorded in Instrument No 20040909-0109035, and Corrected Affidavit of Heirship recorded on October 22, 2004, in Instrument No. 20041022-0127122, states that Wanda C. Laitenberger died July 18, 1996 and Joseph Keller Laitenberger died June 25, 2004, leaving only heir of Toni Jo Laitenberger.

Affidavit of Heirship recorded on March 11, 2019, recorded in Instrument No. 20190311-0021900.

Being part of the same property conveyed to Caleb R. Knox, a married man by Warranty deed from Toni Jo Laitenberger, a single woman of record in Instrument No. 20190311-0021901 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 11, 2019.

Being a portion of the same property conveyed to Ramon Diaz, a married man by Warranty deed from Caleb R. Knox, a married man of record in Instrument No. 20190507-0042830 Register's Office for Davidson County, Tennessee, dated May 6, 2019 and recorded on May 7, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1612A Douglas Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December, 2020.

Ramon Diaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ramon Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2020.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 executed and authenticated according to law.

Attorney or Custodian

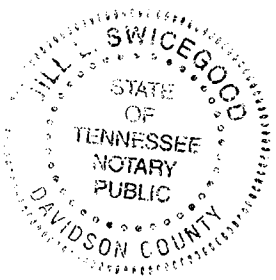
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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