Karen Johnson Davidson County
Batch# 539286 DEEDWARR
12/21/2020 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $540.20
20201221-0151006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Kathryn Anne Hoffmeister Perna
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of December, 2020.

(Affix Seal) Notary Public

My Commission Expires: 05-01-2021

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

2020-1611-1

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#:
Kathryn Anne Hoffmeister Perna P.O. Box 218562 Nashville, TN 37221	NEW OWNER	Map/Parcel 142 09 0E 112.00

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, **Elizabeth Rutherford Hoffmeister and John Thornley Hoffmeister, Jr.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do hereby transfer and convey unto **Kathryn Anne Hoffmeister Perna** , hereinafter called the GRANTEE, her heirs and assigns, all of their undivided two-thirds (2/3) right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1326, together with the Carport designated No. 1326-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and as described in Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 6226, Page 9, as amended, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Hoffmeister and wife, Elizabeth G. Hoffmeister by Warranty Deed dated July 13, 2007 from Dolores M. Bynum of record in Instrument No. 20070713-0083927, 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, John Thornley Hoffmeister, Jr. by Executrix Quitclaim Deed from Kathryn Anne Hoffmeister Perna, Executrix of the Estate of John Thornley Hoffmeister, dated July 22, 2020, of record in Instrument No. 20200723-0080821, 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 improved property known as 1326 General George Patton Road, Nashville, TN 37221 .

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, her heirs, successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, 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.

Dated effective this 17 day of December, 2020:

Elizabeth Rutherford Hoffmeister

Elizabeth Rutherford Hoffmeister

STATE OF New Hampshire
COUNTY OF Grafton

On this 16th day of December, 2020, before me personally appeared Elizabeth Rutherford Hoffmeister, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of December, 2020.

Notary Signature
My commission expires: 11/06/2024

CHRISTOPHER M. BOURRET
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
November 6, 2024



Dated effective this 17 day of December, 2020:

John Thornley Hoffmeister, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2020, before me personally appeared John Thornley Hoffmeister, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of December, 2020.

Notary Signature
My commission expires:

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

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LaRhonda H. Maxey, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LaRhonda H. Maxey

My Commission Expires: 11/05/2024

