Name and Address of New Owner:
Daniel Hoffman and David Hoffman
404 Cottonwood Dr. Nashville, TN 37214

Send Tax Bills To:
Daniel Hoffman and David Hoffman
404 Cottonwood Dr. Nashville, TN 37214

Karen Johnson Davidson County
Batch# 539677 DEEDWARR
12/21/2020 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $521.70
20201221-0151479

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street Suite 104
Nashville, TN 37206

Map & Parcel No: 096 06 0 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Shawn Ross, Danny Lee Ross, Jr., and Lauren Nicole Reavis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Hoffman and David Hoffman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, being Lot No. 189, on the Plan of Cloverhill Section IV, of record in Book 2133, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot fronts 55 feet on the westerly side of Cottonwood Drive and runs back 129.9 feet on the northerly line and 257 feet on the southerly line to a dead line on which it measures 163 feet.

Being the same property conveyed to Danny Lee Ross, Sr. by Deed dated February 28, 2012 from William B. Young, recorded February 28, 2012, in Instrument Number 20120228-0017259, in the Official Records of Davidson County, Tennessee. Danny Lee Ross, Sr. died on July 7, 2020, vesting ownership of the property in his heirs, Danny Lee Ross, Jr., William Shawn Ross, and Lauren Nicole Reavis, as set forth in an Affidavit of Heirship recorded on October 30, 2020 as Instrument Number 20201030-0127119, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of December, 2020.

_____(SEAL)
William Shawn Ross

STATE OF TENNESSEE
COUNTY OF Sumner

On this 17th day of December, 2020, before me personally appeared **William Shawn Ross**, 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 17th day of December, 2020.

_____
Notary Signature
My commission expires: 01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of December, 2020.

Danny Lee Ross Jr By Wm Shawn Ross (SEAL)
Danny Lee Ross, Jr. Attorney-In-Fact
by William Shawn Ross, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

On this 17th day of December 2020, before me personally appeared **William Shawn Ross**, as Attorney-in-fact for **Danny Lee Ross, Jr.** as set forth in that certain Durable Power of Attorney recorded as Instrument No. 20201210-0144069, in the Office of the Register of Deeds for Davidson County, Tennessee, 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 17th day of December, 2020.

Susie J. Ingram
Notary Signature
My commission expires: 01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____ day of December, 2020.

Lauren Nicole Reavis (SEAL)
Lauren Nicole Reavis

STATE OF TENNESSEE
COUNTY OF Sumner

On this 17th day of December, 2020, before me personally appeared **Lauren Nicole Reavis,** 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 17th day of December, 2020.

Susie J. Ingram
Notary Signature
My commission expires: 01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $141,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy Willis
(Affiant)

Sworn to and subscribed before me this
17 day of December, 2020.

Corylyn S. Priest
Notary Public
My commission expires: 10.2.2023
File No. 2020-3869-TN

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Steve Berneman 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021