Karen Johnson Davidson County
Batch# 590805 DEEDWARR
03/12/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20210312-0033058

Prepared by and Return to:
Summit Title Company
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 179,900.00

Affiant

Subscribed and Sworn before me this 8th day of March , 2021.

Notary Public
My commission expires: 10/22/23

NICHOLAS C. HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10-22-2023
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Matthew David Neuhaus 927 Goodbar Drive, Nashville, TN 37217	The same	107-13-0-100

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, **Michael Hofacker, a single man,,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew David Neuhaus, a married man,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being Lot No. 46 on the Map of Miro Meadows, as of record in Book 1424, Page 94, Register's Office of Davidson County, Tennessee. Said Lot Number 46 fronts 70 feet on the West Side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed unto Michael Hofacker by deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Delta funding home Equity Loan Trust 1998-4. Dated 06/02/2008 Recorded 06/17/2008. Instrument No. 20050617-0069809

Being the improved property known as 927 Goodbar Drive Nashville, Tennessee 37217.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 8th day of March, 2021

Michael Allen Hofacker

STATE OF Indiana

COUNTY OF Marion

Personally appeared before me, the undersigned, a notary public in and for said county and state, Michael Hofacker, a single man,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8th day of March, 2021.

Catherine Lynn Hartzell
Notary Signature

My commission expires: 2-11-2022

NOTARY PUBLIC SEAL STATE OF INDIANA

Catherine Lynn Hartzell
Notary Public - State of Indiana
County of Residence: Marion
Commission Number: 650991
My Commission Expires: 02-11-2022

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

