Karen Johnson Davidson County
Batch# 595525 DEEDQC
03/19/2021 09:43:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210319-0036538

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSO

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2021.

M. ALEXIS MENDL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 05/03/2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Hoffman and Ellen Green Hoffman 1021 Caldwell Avenue Nashville, TN 37204	New Owner	105-09-3B-002.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brian Patrick Hoffman and Ellen Green Hoffman f/k/a Ellen Riney Green, husband and wife, as Tenants by the Entirety,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Brian Hoffman and Ellen Green Hoffman, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, 1019 Caldwell Townhomes , as shown on Declaration of Covenants, Conditions and Restrictions of record in Plat at Instrument No. 20150608-0053444, 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 the same property conveyed to Brian Patrick Hoffman and Ellen Riney Green, husband and wife, as Tenants by the Entirety by Quitclaim deed from Brian Hoffman of record in Instrument No. 20170727-0076350 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 27, 2017.

Being also known as 1021 Caldwell Avenue B Nashville, Tennessee 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of March 2021.

Brian Patrick Hoffman

Ellen Green Hoffman f/k/a Ellen Riney Green

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brian Patrick Hoffman and Ellen Green Hoffman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of March 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06 2022