WARRANTY DEED

File #2021023573

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Smith	BancorpSouth	181-00-0-133.00
(NAME)	(NAME)	
6300 Pettus Road	P.O. Box 3790	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 600615 **DEEDWARR**
03/26/2021 08:47:19 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20210326-0039883

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Linda J. Hoffman, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Smith and Mickie Howell, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Tract Number 7 on the unrecorded Plat of the Dotson Batson Property, in the 5th Civil District of said County, made by Stanford and Associates, dated June 27,1974, described as follows:

Beginning at a point in the Southerly margin of Pettus Road, a common corner of Tracts 6 and 7; thence with the Southerly margin of Pettus Road, Easterly 150 feet to a point; thence South 3 degrees 20 minutes 56 seconds West 975.67 feet to a point; thence North 85 Degrees 43 minutes 34 seconds West 150.02 feet to a point; thence North 3 degrees 20 minutes 56 seconds East 971.23 feet to the point of beginning, containing 3.35 acres, more or less.

Being the same property conveyed to Ronnie L. Hoffman and wife, Linda J. Hoffman, by Warranty Deed from Richard R. Clark and Sharon Ann Clark of record in Book 5324, Page 93, Register's Office for Davidson County, Tennessee, dated August 09, 1978 and recorded on August 11, 1978. **The said Ronnie L. Hoffman having since died on March 1, 2015 leaving Linda J. Hoffman as surviving tenant by the entirety.**

This conveyance is subject to: Taxes for the year 2021, a lien not yet due and payable.; Restrictions of record in Book 5324, Page 93, in the Register's Office for Davidson County, Tennessee; Subject to those matters as described on the unrecorded Plat of the Dotson Batson Property, in the 5th Civil District of said County, made by Stanford and Associates, dated June 27,1974.

unimproved ☐
This is improved ☒ property, known as **6300 Pettus Road, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 25th day of March, 2021.

Linda J. Hoffman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Linda J. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128