Karen Johnson Davidson County
Batch# 617170 DEEDWARR
04/16/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,237.65
20210416-0051389

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $334,500.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2021.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Jacobse 4505 Harding Pike #169 Nashville, TN 37205	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	116-03-0B 169.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JORDAN F. HOFFMAN, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTIN JACOBSE, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 169 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Master Deed for 4505 Harding Road Homeowners' Association of record in Book 5282, page 972, et. seq., said Register's Office. Said Unit is also known as Apartment No. 169.

Being the same property conveyed to Jordan F. Hoffman, a single woman, by deed dated 11/10/2017, from Kandace Dalton, unmarried, of record in Instrument No. 20171114-0116894, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4505 Harding Pike #169, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 14th day of April, 2021.

Jordan F. Hoffman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jordan F. Hoffman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON