WARRANTY DEED

Karen Johnson Davidson County
Batch# 627522 DEEDWARR
05/03/2021 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20210503-0059086

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00. ✓

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12 15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donna Porrevecchio, a unmarried woman	New Owner	Map: 114070A06000CO
(NAME) 2109 Traemoor Village Ct	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($377,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUKE HOFFMANN AND CHLOE HOFFMANN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONNA PORREVECCHIO, A UNMARRIED WOMAN,

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 Unit No. 60 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20070323-0035561, amended and restated in Instrument 20080318-0027145 and as shown as an Exhibit Plan to the amendment in Instrument 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luke Hoffman and Chloe Hoffman, husband and wife, by deed from Judy L. Demaio, married, of record in Instrument No. 20170925-0098026, dated September 22, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20070323-0035561, amended and restated in Instrument 20080318-0027145 and as shown as an Exhibit Plat to the amendment in Instrument 20080808-0081934, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument 20070725-0088225 and 20080819-0085122, Register's Office for said County; (4) Easement to Harpeth Valley Utility District of record in Book 7142, Page 463, Register's Office for said County; (5) Storm Water Detention Agreement of record in Instrument 20061017-0128855, Register's Office for said County; (6) Charter for Homeowner's Association of record in Instrument 20081219-0121382, said Register's Office; (7) All matters of record in Plat Book 4175, Page 117, Register's Office for said County; (8) TVA Transmission Line Easement as shown on Exhibit "A" of Declarations of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument 20070323-0035561, Register's Office for said County; (9) Easement to Comcast of record in Instrument No. 20170921-0097001, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20070323-0035561, amended in and restated in Instrument 20080318-0027145, amended in Instrument 20080808-0081934, amended in Instrument 20210210-0018739; Instrument 20210210-0018740; Instrument 20210210-0018741; Instrument 20210210-0018742; Instrument 20210210-0018743, said Register's Office.

Luke Hoffman and Luke Hoffmann being one and the same person.

Chloe Hoffman and Chloe Hoffmann being one and the same person.

unimproved ☐
This is improved ☒ property, known as 2109 Traemoor Village Ct, Nashville, TN 37209
(House No.) (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 30th day of April, 2021.

Luke Hoffmann

Chloe Hoffmann

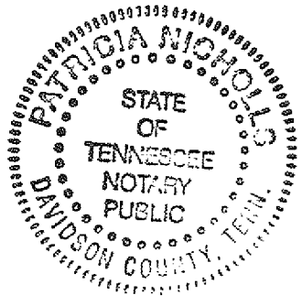
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luke Hoffmann and Chloe Hoffmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of April, 2021.

My Commission Expires: 3/6/24

Notary Public



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021