WARRANTY DEED

Karen Johnson Davidson County
Batch# 634906 DEEDWARR
05/12/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210512-0064342

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Anne Guerrero	Ally Bank	
(NAME)	(NAME)	
404 Cottonwood Drive	120 Broadway, 5th Floor	096-06-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	New York NY 10271	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL HOFFMAN AND DAVID HOFFMAN**

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

Jessica Anne Guerrero

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 Lot(s) 189, as shown on the map entitled the Plan of Cloverhill, Section IV, of record in Book 2133, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Being the same property conveyed to WILLIAM B. YOUNG, AS TO ONE-HALF (1/2) UNDIVIDED INTEREST, by deed from ROBERT H. SCHWARTX, TRUSTEE, of record in Book 6742, page 570, dated December 20, 1985, said Register's Office.
Being the same property conveyed to WILLIAM B. YOUNG, AS TO ONE-HALF (1/2) UNDIVIDED INTEREST, by deed from GWENDEN L. DAVIS, of record in Book 6757, page 940, dated January 7, 1986, said Register's Office.
Being further conveyed to DANNY LEE ROSS, SR. by quitclaim deed from WILLIAM B. YOUNG, of record in Instrument No. 20120228-0017259, dated February 28, 2012, said Register's Office.
The said Danny Lee Ross, Sr. having since died testate on or about July 30, 2020 devising subject property to William Shawn Ross, Danny Lee Ross, Jr. and Lauren Nicole Reavis his only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20201030-0127119 and corrected in Instrument No. 20201210-0144070 said Register's Office.
WILLIAM SHAWN ROSS, DANNY LEE ROSS, JR. AND LAUREN NICOLE REAVIS further conveyed their interest to DANIEL HOFFMAN AND DAVID HOFFMAN, of record in Instrument No. 20201221-0151479, dated December 17, 2020, said Register's Office.

**Property was not seller's primary residence.

unimproved ☐
This is improved ☒ property, known as **404 Cottonwood Drive, Nashville, TN 37214**
(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 my/our hand(s) this 3rd **day of** May, 2021.

Daniel Hoffman 5-3-21
Daniel Hoffman

David Hoffman
David Hoffman

STATE OF Tennessee

COUNTY OF Davidson

On this May 3, 2021, before me personally appeared Daniel Hoffman and David Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Daniel Hoffman and David Hoffman.

Witness my hand at office on 3RD **day of** May, 2021.

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

True Copy Certification

I, John A. Bell Jr., 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, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

