Karen Johnson Davidson County
Batch# 663281 DEEDWARR
06/23/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20210623-0085040

WARRANTY DEED

STATE OF TENNESSEE 2021-714
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel B. Hoffman and Eliezah B. Hoffman	New Owner	
(NAME)	(NAME)	
3600 Bellwood Avenue		10413022700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Tyler N. Williams and Heather N. Williams, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel B. Hoffman and Eliezah B. Hoffman, 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 part of Lot No. 33, Block B on the Plan of Bellwood, of record in Plat Book 547, Pages 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Bellwood Drive at the common corner of Lots Nos. 32 and 33; thence with the line between said lots, Northwardly 101.67 feet to the common corner of Lots Nos. 20, 32, and 33; thence Eastwardly 87.5 feet to a point in the Westerly margin of Valley Vista Road, said point being 35 feet South the common Easterly corner of Lots Nos. 20 and 33; thence with the Westerly margin of Valley Vista Road, Southwardly 136.15 feet to a curve; thence around a curve, having a radius of 15 feet Southwestwardly to a point in the Northerly margin of Bellwood Drive; thence with the Northerly margin of said Drive, Westwardly 131.13 feet to the point of beginning.

Being the same property conveyed to Tyler N. Williams and Heather N. Williams, husband and wife by Warranty deed from Frederick Lee Adams, unmarried of record in Instrument No. 20181012-0101408 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 12, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at matters shown on the Plan of record in Plat Book 547, Page 149 and 150 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3600 Bellwood Ave Nashville, TN 37205
(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 hand this 18th day of June, 2021.

Tyler N. Williams

Heather N. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tyler N. Williams and Heather N. Williams**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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 the law on June 22, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022