Warranty Deed

Karen Johnson Davidson County Batch# 667291 DEEDWARR 06/29/2021 11:42:30 AM 3 pgs Fees: $18.00 Taxes: $740.00 20210629-0088018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this the 25th day of June, 2021. Notary Public My commission expires: 5/24/25

WILLIAMSON COUNTY ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stacy L. Hoffman	New Owner(s)	133-11-0A-058.00
500 Paragon Rd. Apt	J6	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TROY DAVIS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACY L. HOFFMAN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. J-6 of Canterbury Hall, a horizontal property regime established by a Master Deed of record in Book 5440, page 225, and as amended in Book 5441, page 819, the plat of which is of record in Plat Book 5200, page 159, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Oluwashina and Sheneka Balogun, married persons, by General Warranty Deed from Tracy R. Church, a single person, of record in Instrument No. 20100514-0037396, Register's Office for Davidson County, Tennessee, dated May 07, 2010 and recorded on May 14, 2010 and Affidavit of Scriveners Error recorded on July 12, 2010, in Instrument No. 20100712-0054541.

Being the same property conveyed to Tracy R. Church by Quitclaim Deed from Oluwashina Balogun and Sheneka Balogun, of record in Instrument No. 20130724-0076742, Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 24, 2013.

Being the same property conveyed to Troy Davis, an unmarried man, by Warranty Deed from Tracy R. Church, single person, of record in Instrument No. 20190318-0024512, Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019.

This conveyance is subject to all restrictions, utility easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 500 Paragon Mills Road, Unit J6, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2021.

Troy Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission Expires: 7-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, Robin B. White, 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 executed and authenticated according to law on June 25, 2021.

Signature

State of Tennessee

County of Williamson

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

Notary

My Commission Expires: 5/24/25

WILLIAMSON COUNTY
ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC