THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Prepared by:
Record and Return To:
[illegible] Title, Inc
[illegible]uite 130
[illegible], TN 37215

Karen Johnson Davidson County
Batch# 675770 DEEDWARR
07/13/2021 11:05:25 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210713-0093949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00

Molly Spitznagle
Affiant

Subscribed and sworn to before me, this 9th day of July, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Robert A. Cecil and Jeri Lynn Hoffman 1156 Pierce Road Madison, TN 37115	New Owner	Tax Parcel ID No. 043-02-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY P. LATHAM AND WESTLEY J. PALMER, WIFE AND HUSBAND** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ROBERT A. CECIL AND JERI LYNN HOFFMAN, HUSBAND AND WIFE**("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Re-Subdivision of Lots 2 to 6, of a Subdivision of Lots 27 and Part of Lot 29, of Dixie Pure Food Subdivision at Amqui, of record in Book 843, page 66, 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 TIFFANY P. LATHAM, AN UNMARRIED WOMAN AND WESTLEY J. PALMER, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MARGARET G. PERRINO, UNMARRIED, of record as Instrument No. 20130319-0027091, dated March 15, 2013, said Register's Office.

This is improved property commonly known as: **1156 Pierce Road, Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9 day of July, 2021.

WESTLEY J. PALMER

TIFFANY P. LATHAM

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIFFANY P. LATHAM AND WESTLEY J. PALMER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of July, 2021.

Notary Public
My Commission Expires: 05/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON