X-0460

Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 682594 DEEDQC
07/23/2021 10:38:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210723-0099055

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public

My commission expires: 2/9/24

(AFFIX SEAL)

JEFFREY E. BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Karen Hoffman	**"New Owner(s)"**	**Map 133-14-0-A Parcel 008.00co**
380 York Ave		
Towanda, PA 18848		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy J. Hoffman and Karen D. Hoffman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Karen D. Hoffman, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. A8 on the plan of Oakcrest Condominium, now known as The Village at Grassmere, of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee, and further established by the Master Deed of The Village at Grassmere, a Horizontal Property Regime, of record in Book 5884, page 960, and amended in Book 9559, page 939 and Instruments Nos. 20041102-0131823, 20060630-0078687 and amended and restated in Instrument No. 20070301-0025595, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Timothy J. Hoffman and Karen D. Hoffman, by Deed dated May 6, 2019 from Grissom Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20190507-0042662, Register's Office for Davidson County, Tennessee.

The purpose of this instrument is to convey all interest of Timothy J. Hoffman in said property to Karen D. Hoffman, pursuant to the couple's intent to divorce, including, but not limited to ownership or marital interest.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises and was not the primary residence of either of the Grantors.

Notary Acknowledgement on following page

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **420 Elysian Fields Road, Apartment A8, Nashville, Tennessee 37211**

Witness my/our hand(s) this 1st day of July, 2021.

7/1/21

Timothy J. Hoffman

~~STATE~~/COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Bradford)

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

Witness my hand and official seal at Athens (city), PA (state), this 1st day of July, **2021.**

Denise A. O'Malley

Notary Public **My Commission Expires:**

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Denise A O'Malley, Notary Public
Bradford County
My Commission Expires 02/26/2023
Commission Number 1031084

Witness my/our hand(s) this 1 day of July, 2021.

Karen D. Hoffman

STATE/COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PA)

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

Witness my hand and official seal at Towanda (city), PA (state), this 1st day of July, **2021.**

Nichole Johnson

Notary Public **My Commission Expires:** 3-24-2023

Commonwealth Of Pennsylvania - Notary Seal
Nichole Johnson, Notary Public
Bradford County
My Commission Expires March 24, 2023
Commission # 1289361