WARRANTY DEED

Karen Johnson Davidson County
Batch# 708920 DEEDWARR
09/01/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210901-0118181

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret Hoffman	Bret Hoffman	
(NAME)	(NAME)	
213 Indian Summer Ct.	615 Whispering Hills Dr.	032090B03700CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Allison Patton, single**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bret Hoffman**, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 199, on the Plan of Quail Ridge, Phase Three, Section Seven, of record in Instrument Number 20070418-0046363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a a more complete description of the properties.

Being a portion of the property conveyed to Allison Patton, unmarried, by virtue of that certain Warranty Deed dated July 13, 2016, and being of record at Instrument No. 20160714-0072548 and Scrivener's Affidavit at Instrument No. 20180321-0026507 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 213 Indian Summer Ct. Nashville, TN 37207
(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 31st day of August, 2021.

Allison Patton

Allison Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

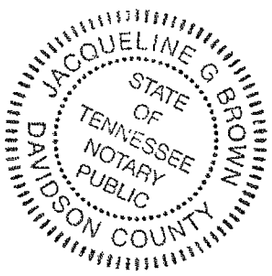
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allison Patton** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the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

WITNESS my hand and official seal at office this 31st day of August, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 9-8-22



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/21.

Affiant Signature

8/31/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22