Karen Johnson Davidson County
Batch# 710952 DEEDWARR
09/07/2021 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20210907-0119592

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is: **$20,000.00**

Affiant Signature

Subscribed and sworn to before me on this the 2 day of September 2021

Notary Public

My Commission expires: 5/7/24

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL NUMBER:**
Karen Elaine Hoff and Robert Norman Hoff II 443 Kinsey Blvd Madison, TN 37115	New Owner	052-03-0-47

WARRANTY DEED

21NT01914

Effective the 18 Day of Aug, 2021 and FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Anne M. Thomson and husband, Christopher C. Thomson,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Karen Elaine Hoff and husband, Robert Norman Hoff II,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Lot No. 47: Beginning on the Easterly margin of Kinsey Highway at a point 1135 feet South of the Southerly margin of New Providence Pass, being the corner of Lots Nos. 47 and 48; thence with said highway Southwardly 50 feet to the Northwest corner of Lot NO. 46; thence with the Northerly line of Lot No. 46 Eastwardly to the Southwest corner of Lot No. 90; thence Northwardly along the rear line adjoining the rear line of Lot No. 90 a distance of 50 feet to the Southwest corner of Lot No. 89 and the Southwest corner of Lot No. 48; thence with the Southerly line of Lot No. 48 Westwardly to the point of beginning.

Being the same property as conveyed to Anne M Thomson and husband, Christopher C Thomson by Warranty Deed from Estela Menie Kabigting Bell dated 05/25/2017 recorded 12/21/2017 as Book NA, Page NA, in Document Number 20171221-0130290, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: **0 Ward Road Lot 47, Madison, TN**

Witness our hands this the 18 day of August, 2021.

Anne M. Thomson

Christopher C. Thomson

State of GREAT BRITAIN AND NORTHERN IRELAND
County of CITY OF EDINBURGH SCOTLAND CONSULATE GENERAL OF THE UNITED STATES OF AMERICA } SS

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Anne M. Thomson and husband, Christopher C. Thomson**, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 18 day of AUGUST, 2021.

Notary Public

MICHAEL FELDMAN
CONSUL

My commission expires: Commission Indefinite

American Consulate General, Edinburgh

This document consists of 2 pages, each initialed by the affiant/acknowledger.

CT AT 2 OF 2

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-18-2021 (date of document).

Affiant Signature

09-02-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORINEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024