Karen Johnson Davidson County
Batch# 711984 DEEDWARR
09/08/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210908-0120466

This instrument prepared by:
Tennessee Nations Title Agency, Inc. 36531
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: $325,000.00.

Affiant Signature

Subscribed and sworn to before me on this the31st day of August, 2021.

Notary Public
My Commission expires 9 / 7 / 2021

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

NAME AND ADDRESS OF PROPERTY OWNER:
Quinton Douglas Hoffman & Hannah Malamud
5460 Edmondson Pike
Nashville TN 37211

SEND TAX BILLS TO:
CrossCountry Mortgage
6850 Miller Road,
Brecksville, OH 44141

MAP AND PARCEL NUMBER: Tax ID #: 161090A02100CO

WARRANTY DEED
21NT02064

Effective the 31st day of August, 2021, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Juanita Lynn Williams and James Kenneth Williams, heirs at law of Megan Williams, deceased

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

Quinton Douglas Hoffman & Hannah Malamud, husband and wife

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

Land in Davidson County, Tennessee, being Townhome Unit No. 5460 a/k/a Unit 4, as set forth in the Master Deed Establishing Brighton Village Phase I, a horizontal property regime established by Master Deed of record in Instrument No. 20080117-0005582, as amended by First Amendment in Instrument No. 20080808-0081965, as corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed in Instrument No. 20080808-0081965, as corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Megan Williams, a single woman, by Warranty Deed from Jamie Hulet, an unmarried person, of record in Instrument No. 20171228-0131880, in the Register's Office of Davidson County, Tennessee, dated December 19, 2017 and recorded on December 28, 2017. The said Megan Williams, also being known as Megan Hilary Williams, having since died intestate on March 29, 2021. Letters of Administration were issued to James Kenneth Williams on July 21, 2021 in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P770. Pursuant to Affidavit of Heirship of record in Instrument No 202109080120465 Register's Office for Davidson County, Tennessee, Megan Hilary Williams' parents James Kenneth Williams and wife Juanita Lynn Williams are her sole heirs at law.

This is an improved property commonly known as: 5460 Edmondson Pike, Nashville, TN 37211-6674

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31 day of August, 2021

Juanita Lynn Williams

Juanita Lynn Williams

State of Tennessee)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juanita Lynn Williams** the within named bargainer, 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, at office, this 31 day of August, 2021.

Notary Public

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

My Commission expires: 03/03/2025.

James Kenneth Williams

James Kenneth Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Kenneth Williams,** the within named bargainer, 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, at office, this 31 day of August, 2021.

Notary Public

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

My Commission expires: 03/03/2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 document executed and authenticated according to law on 8/31/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

