Karen Johnson Davidson County
Batch# 719581 DEEDWARR
09/20/2021 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210920-0125872

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2021-03-1353

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARLENE F. HOFFMAN,	MARLENE F. HOFFMAN	120-09-0-136
409 DUNAILIE DRIVE NASHVILLE, TN 37217	409 DUNAILIE DRIVE NASHVILLE, TN 37217	

For good consideration, I (We) **MARLENE N. HOFFMAN ALSO KNOWN AS MARLENE F. HOFFMAN, SURVIVING SPOUSE OF WILLIAM EUGENE HOFFMAN,** whose mailing address is 409 DUNAILIE DRIVE, NASHVILLE, TN 37217, hereby bargain, deed and convey to **MARLENE F. HOFFMAN, UNMARRIED,** whose mailing address is 409 DUNAILIE DRIVE, NASHVILLE, TN 37217, the following described land in DAVIDSON County, to wit:
ALL THAT 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. 5D23 ON PLAN OF SECTION 5-D GLENGARRY PARK, OF RECORD IN BOOK 3600, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 5D23 FRONTS 90 FEET ON THE NORTHWESTERLY SIDE OF DUNAILIE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 150.2 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM EUGENE HOFFMAN AND WIFE, MARLENE N. HOFFMAN FROM ATLAS CONSTRUCTION COMPANY BY DEED DATED OCTOBER 6, 1964 AND RECORDED OCTOBER 7, 1964 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 3819, PAGE 648 INSTRUMENT NO. 33408. WILLIAM EUGENE HOFFMAN HAVING DIED ON NOVEMBER 10, 2018 LEAVING MARLENE N. HOFFMAN AS THE SURVIVING SPOUSE OF A TENANCY BY THE ENTIRETY.

APN: 120-09-0-136

Property Address: 409 DUNAILIE DRIVE, NASHVILLE, TN 37217

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26th day of July, 2021.

Marlene F. Hoffman

MARLENE N. HOFFMAN A/K/A MARLENE F. HOFFMAN

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 26th day of July, 2021, before me personally appeared **MARLENE N. HOFFMAN A/K/A MARLENE F. HOFFMAN** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Notary Public Catrena Thompson
My Commission Expires: 3/7/2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0,

Marlene F Hoffman
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26th day of July, 20 21.

Catrena Thompson
Notary Public Catrena Thompson
My Commission Expires: 3/7/2023

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Name and address for person(s) responsible for taxes:
MARLENE F. HOFFMAN
409 DUNAILIE DRIVE
NASHVILLE, TN 37217

Name and Address of property owner:
MARLENE F. HOFFMAN
409 DUNAILIE DRIVE
NASHVILLE, TN 37217

Tennessee Certification of Electronic Document

I, Kristen Carlisle, 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 07/26/2021 (date of document).

Kristen Carlisle
Affiant Signature

07/26/2021
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 26 day of July, 2021.

Amanda Marie Muller
Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

