Karen Johnson Davidson County
Batch# 725393 DEEDWARR
09/28/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20210928-0130346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **749,900.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
~~23rd~~ 27th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna E. Hoffman	Hometown Equity Mortgage, LLC	054140005.00
301 Louviers Ln	25531 Commercentre Dr #250	
Old Hickory, TN 37138	Lake Forest, CA 92630	
(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,WE, ***Jerry T. Meeks and Nancy C. Meeks, husband and wife*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Donna E. Hoffman, unmarried*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 62, on the Plan of Branywine Farms, Section 2, of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry T. Meeks and Wife, Nancy C. Meeks by Warranty Deed from Audrey G. Morrow, a Widow dated 07/26/1990 and filed for record on 07/27/1990 of record in Book 8161, Page(s) 550-551, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **301 Louviers Ln, Old Hickory, TN 37138**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands on this 23rd day of September, 2021.

Jerry T. Meeks

Nancy C. Meeks

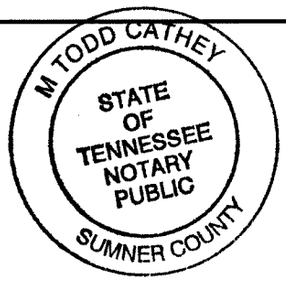
STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry T. Meeks and Nancy C. Meeks** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2021.

Commission Expires: 3/1/25

Notary Public



Certificate of Authenticity

I, Lindsey Boswell, 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

9/23/21.
Date

Affiant Signature

9/27/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.