Karen Johnson Davidson County
Batch# 747408 DEEDWARR
11/01/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20211101-0146148

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 TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $383,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of October 2021

Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Farai SS Mpofu and Tafadzwa Magiri
721 Jaywood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO: Farai SS Mpofu
NEW OWNER 721 Jaywood Drive.
MAP AND PARCEL NUMBER: Tax ID #: 063160B07500CO

WARRANTY DEED
21NT02755

Effective the 22 Day of Oct, 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,

George O. Hoffman and Linda Hoffman, a married couple

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

Farai SS Mpofu and Tafadzwa Magiri, as joint tenants with rights of survivorship

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

Being Lot No. 77, on the Plan of Hampton Park (formerly Chitwood Downs), of record in Plat Book 6900, Page 550-552, Certificate of Correction in Book 7462, Page 445 and Amendment to change names in Book 8181, Page 112, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property as conveyed to George O. Hoffman, married by Warranty Deed from Philip H. Anderson and wife, Jill S. Anderson dated 03/27/2003 recorded 03/31/2003, as Document Number 20030331-0042177, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 721 Jaywood Dr., Old Hickory, TN 37138-4248

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 22nd day of Oct, 2021

George Hoffman

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **George Hoffman**, 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 22 day of OCT, 2021.

Notary Public

My Commission expires: 3 / 3 / 2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Linda Hoffman

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Linda Hoffman**, 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 22 day of OCT, 2021.

Notary Public

My Commission expires: 3 / 3 / 2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

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 10/22/2021 (date of document).

Affiant Signature

10 / 28 / 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

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