WARRANTY DEED

Karen Johnson Davidson County
Batch# 757177 DEEDWARR
11/17/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20211117-0153221

File No. TR-21-1539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Gorby	NEW OWNER	
(NAME)	(NAME)	
5114 Greentree Drive		147-14-0-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Paul J. Hoefler III and Linde N. Ferguson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin A. Gorby**, an unmarried man HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 118 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul J Hoefler, III and Linde N Ferguson, husband and wife by Warranty deed from Alan Rice, unmarried of record in Instrument No. 20160725-0076436 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 25, 2016.

This is property more commonly known as 5114 Greentree Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; 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 my/our hand this 10th day of November, 2021.

Paul J. Hoefler, III

Linde N. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2021, before me personally appeared Paul J Hoefler, III and Linde N Ferguson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Tiffany Rooker, 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 11/12/2021.

Date

Tiffany Rooker

Affiant Signature

11/12/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of November, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON