Karen Johnson Davidson County
Batch# 794852 DEEDWARR
01/25/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20220125-0009002

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

Actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 14th day of January, 2022.

Notary Public
My commission expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 07, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Hoffman and Daniel Hoffman ~~1705 Bondurant St~~ ~~Old Hickory, TN 37138~~ 3112 CURD RD MT JULIET TN 37122	NEW OWNER	053-07-0 098.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK E. FYKE, SR. AND ALLIE ELITHA WILSON FYKE SHAMBLIN A/K/A ALLIE W. FYKE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID HOFFMAN AND DANIEL HOFFMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29, Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, Pages 131 and 132, Register's Office for said County, to which said plan referenced is here made for a complete legal description of said Lot.

Being the same property conveyed to Mark E. Fyke, Sr., Subject to a Life Estate retained by Allie Elitha Wilson Fyke Shamblin, by deed dated 09/27/2006, from Allie Elitha Wilson Fyke Shamblin, of record in Instrument No. 20061005-0123594, Register's Office for said County. Allie W. Fyke and Allie Elitha Wilson Fyke Shamblin are one and the same person.

Also being the same property conveyed to Mrs. Allie W. Fyke by deed dated 04/11/1978, from Diana Fyke Morgan, of record in Book 5276, page 804, Register's Office for said County.

Also being the same property conveyed to Diana Fyke Morgan by Final Decree of Divorce, of record in Book 5266, page 769, Register's Office for said County.

Also being the same property conveyed to Jerry Morgan and wife, Diana F. Morgan by deed dated 10/30/1972, from Jane Quarles Greene, of record in Book 4652, page 173, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1705 Bondurant St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14 day of January, 2022.

Mark E Fyke Sr by Allie W Fyke

Mark E. Fyke, Sr.
BY: Allie W. Fyke as Attorney-in-Fact

Allie W Fyke

Allie W. Fyke

Allie W Fyke attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Allie Elitha Wilson Fyke Shamblin a/k/a Allie W. Fyke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of January, 2022.

My commission expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of January, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Allie W. Fyke with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark E. Fyke, Sr.by Specific POWER OF ATTORNEY dated 01/11/2022, and who acknowledged that he executed the same as the free act and deed of Mark E. Fyke, Sr.

Witness my hand and official seal this 14 day of January, 2022.

My commission expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Notary Public

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 1/14/2022 (date of document).

Affiant Signature

1/14/2022
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

