ADDRESS NEW OWNER:
Ronald F. Hoffmann and Sharon Kay Hoffmann
7431 Franklin Road
Lebanon, Tennessee 37090

MAP 136-06
PARCEL 142

SEND TAX BILLS:
Same as above

Karen Johnson Davidson County
Batch# 817905 **DEEDQC**
03/09/2022 08:34:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220309-0026670

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Ronald F. Hoffmann,** a married man, hereinafter referred to as the Grantor, his heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **Ronald F. Hoffmann and Sharon Kay Hoffmann**, a married couple, hereinafter the "Grantees", as joint tenants, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated and lying in Davidson County, Tennessee, and more particularly described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 433 on the Plan of Priest Lake Park, Section 7-A, as shown by plat and survey of record in Book 5200, Page 107, 108 and 109, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ronald F. Hoffmann and wife, Lee Ann Hoffmann, dated April 30, 1993, from Larry G. Leuschke and wife, Barbara E. Leuschke, of record in Book 8938, Page 746, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald Hoffmann by Quitclaim Deed dated October 4, 2005 from Lee Ann Meriwether Hoffmann, and of record as Instrument Number 20051004-0019529 in Register's Office for Davidson County, Tennessee.

Said property in conveyed to such limitations, restrictions and encumbrances as may affect the premises.

This property is improved property known as 3509 Wood Bridge Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with any and all appurtenances, estate, title, improvements, and interest thereto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever. GRANTOR covenants with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; that GRANTOR has a good and lawful right to make this conveyance; that the same is free, clear, and unencumbered, unless otherwise herein set out, and GRANTOR further covenants and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 3rd day of March, 2022.

RONALD F. HOFFMANN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald F. Hoffmann**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 3rd of March, 2022.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 29, 2024

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is Ten and no/100 ($10.00) Dollars.

Sharon Hoffmann

SHARON KAY HOFFMANN,
AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2022.

RUTH D. WAKEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 26, 2022

Ruth D. Wakefield

NOTARY PUBLIC
My Commission Expires:_____

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889