WARRANTY DEED

Karen Johnson Davidson County
Batch# 904556 DEEDWARR
08/17/2022 03:18:39 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20220817-0093405

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **307,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME THIS **16th day of August, 2022**

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

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
Stephanie R. Hoffman and Joshua S.Hoffman	**Regions Bank d/b/a Regions Mortgage**	
311 Bonnahurst Dr.	**2050 Parkway Office Circle**	**07412002600**
Hermitage, TN 37076	**Birmingham. AL 35244**	
(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, **Robert Morris Glover and wife, Virginia Eleanor Glover, Trustees u/a/d April 25, 1996 of the Glover Joint Revocable Living Trust Agreement and any Successors in Trust** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Stephanie R. Hoffman and Joshua S. Hoffman, Wife and Husband,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 311 Bonnahurst Dr., Hermitage, Hermitage, TN 37076. Said property is being described as follows:

Land in Davidson County Tennessee, being Lot No. 605 on the Plan of Hermitage Hills, Section 6, of record in Book 3300, Page 10, Register's Office for said County, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Robert Morris Glover and Wife, Virginia Eleanor Glover, Trustees, u/a/d April 25, 1996 of the Glover Joint Revocable Living Trust Agreement, and any Successors in Trust by Quitclaim Deed from Robert M. Glover and Wife, Virginia E. Glover of record in Book 10029, Page 405, Register's Office fir Davidson County, Tennessee.

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 **311 Bonnahurst Dr., Hermitage, TN 37076**
(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 this 16th day of August, 2022.

Robert Morris Glover, Trustee
Robert Morris Glover, Trustor/Trustee

Virginia Eleanor Glover, Trustee
Virginia Eleanor Glover, Trustor/Trustee

~~STATE OF TENNESSEE~~
~~COUNTY OF Davidson~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Morris Glover and Virgina Eleanor Glover, Trustees of The Glover Joint Revocable Living Trust Agreement and and Successors in Trust** 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 16th day of August, 2022.~~

Commission Expires: ~~3/11/25~~

Notary Public

MITODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 ROBERT MORRIS GLOVER AND WIFE, VIRGINIA ELEANOR GLOVER, WITH whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of The Glover joint Revocable Living Trust Agreement, and any Successors in Trust, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Sumner County, Tennessee, on this the 16th day of August, 2022.

Notary Public

My Commission Expires 2/26/24

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires