WARRANTY DEED

Karen Johnson Davidson County
Batch# 919007 DEEDWARR
09/20/2022 11:00:41 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20220920-0104475

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 9, 2022

Notary Public

MY COMMISSION EXPIRES: 5-31-26

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connan Twomey	Churchill Mortgage Corporation	053 07 0 098.00
(NAME)	(NAME)	
1705 Bondurant	1749 Mallory Lane Ste 100,	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Hoffman and David Hoffman, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connan Twomey, a single man

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:

Beginning 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 Count, to which said plan referenced is here made for a complete legal description of said Lot.
Being the same property conveyed to Daniel Hoffman and David Hoffman by deed from Mark E. Fyke, Sr. and Allie Elitha Wilson Fyke Shamblin aka Allie W. Fyke, of record in Instrument No. 20220125-0009002, dated 1/25/2022, in Davidson County Register's Office in TN.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **1705 Bondurant, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this **9th day of September, 2022.**

Daniel Hoffman

David Hoffman

STATE OF Tennessee

COUNTY OF Wilson

On this 9th day of September, 2022, before me personally appeared Daniel Hoffman and David Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Daniel Hoffman and David Hoffman.

Witness my hand at office on **9th day of September, 2022.**

Notary Public

My Commission Expires: 4/26/26

