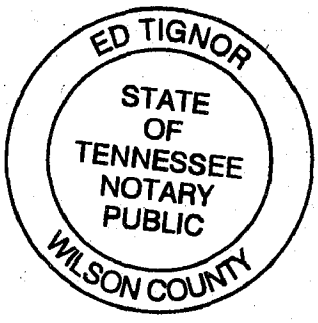
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00.**

Rose Tignor
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 7TH DAY OF OCTOBER, 2022.

Ed Tignor
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/24/26

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2194

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
David Hoffman and Daniel Hoffman 3112 Curd Rd Mt Juliet, TN 37122	**David Hoffman and Daniel Hoffman** **3112 Curd Rd** **Mt Juliet, TN 37122**	052-01-0-260.00

For and in consideration of the sum of One Hundred Seventy Thousand And 0/100 ($170,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ROBERT H. ROBINSON AND SHERRY SUE ROBINSON F/K/A SHERRY SUE SOFFIANTINO, HUSBAND AND WIFE,

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

DAVID HOFFMAN, UNMARRIED, AND DANIEL HOFFMAN, UNMARRIED

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 of Madison Park Subdivision (Block B on the Map of the Resubdivision of Power & Roth's Subdivision) as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Oakdell Avenue and runs back between parallel line 145 feet to the rear of Lot No. 28.

Being the same property conveyed to Robert H. Robinson and Sherry Sue Soffiantino, both unmarried, by Warranty Deed from Alma Joan Ventress, unmarried, dated April 20, 1998, recorded on May 3, 1998 in Book 7532, Page 262, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 927002 DEEDWARR
10/07/2022 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20221007-0110714

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 729 Oakdell Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ROBERT H. ROBINSON AND SHERRY SUE ROBINSON F/K/A SHERRY SUE SOFFIANTINO, HUSBAND AND WIFE, to DAVID HOFFMAN, UNMARRIED, AND DANIEL HOFFMAN, UNMARRIED FOR THE TRANSFER OF PROPERTY LOCATED AT 729 OAKDELL AVENUE, MADISON, TN 37115.]

Witness our/my hand on the 7th day of October, 2022.

Robert H. Robinson

Sherry Sue Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert H. Robinson and Sherry Sue Robinson, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2022.

Notary Public
My Commission Expires: _____



Please Return to:
Main Street Title, Inc.
971 Benders Ferry Rd.
Mount Juliet, TN 37122

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 10/07/22 (date of document).

Affiant Signature

10/07/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 10/07/22

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

