Karen Johnson Davidson County
Batch# 946910 DEEDWARR
12/02/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221202-0126061

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$320,000.00** (Three Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of December, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC NOTARY SEAL COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey Chase Farley 321 Pitts Avenue Old Hickory, TN 37138	**New Owner**	05316006500

WARRANTY DEED

FOR AND IN 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, I/WE, **STEPHANIE R. HOFFMAN, A MARRIED WOMAN AND WILLIAM HING, A SINGLE MAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY CHASE FARLEY, UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Tracts No. 10 and 11 on the Plan of Life & Casualty Insurance Company's Resubdivision and described according to a survey made by R.E. Binkley, Surveyor, as follows:

BEGINNING at a point in the center of Pitts Avenue, said point being the northwest corner of the property conveyed to Robert J. Cole, as of record in Book 2811, Page 571, Register's Office for said County; thence with said Cole's western boundary line North 28 degrees 34' East 383.6 feet; thence North 63 degrees 15' West 63.5 feet; thence South 28 degrees 24' West 389 feet to the center of Pitts Avenue; thence with the center of same South 66 degrees 22' East 62.6 feet to the beginning.

Being the same property conveyed to Stephanie R. Hing, a single woman and William Hing, a single man, as tenants in common with right of survivorship, by deed from Steve Addis and spouse, Amii J. Addis of record in Instrument No. 20180905-0087526, dated August 31, 2018 and recorded on September 5, 2018, Register's Office for Davidson County, Tennessee. Stephanie R. Hing having since married now known as Stephanie R. Hoffman.

Joshua S. Hoffman, spouse of Stephanie R. Hoffman, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **321 PITTS AVENUE** **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 GRANTEE(S), their heirs and 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2022116645

WITNESS, this 1st day of December, 2022

Stephanie R. Hoffman

William Hing

Joshua S. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of December, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephanie R. Hoffman and Joshua S. Hoffman and William Hing** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of December, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2023

Notary Public

Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-1-22.

Affiant Signature

12.1.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of December, 2022.

Notary Signature

My Commission Expires: 5/9/2026

