Karen Johnson Davidson County
Batch# 949695 DEEDWARR
12/09/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20221209-0128151

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer, is $225,000.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dulce O Hoffman	New Owner	**05106001000**
1102 S Graycroft Ave		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Due West Towers, LLC

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

Dulce O Hoffman

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:

A tract of land in the Fourth Councilman District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of the Eugenia Elmore Peay property of record in Book 3505, page 267, Register's Office for Davidson County (R.O.D.C.), Tennessee, and being generally bounded on the south, west, and north by the Institute in Basic Life Principles, Inc. property of record in Instrument No. 20050428-0047317, R.O.D.C., Tennessee and on the east by South Graycroft Avenue (a 55' Right-of-Way) and further described as follows according to a survey prepared by Tennessee Pro Surveying, Inc., Kenneth R. Shreeve, R.L.S. 2298, dated October 12, 2005:

Commencing at an iron rod (old) with cap stamped "Ragan Smith Associates" at the northerly terminus of the northwest curve return at the intersection of Due West Avenue and said South Graycroft Avenue; thence with the westerly right-of-way of said South Graycroft Avenue, North 02 degrees 44 minutes 17 seconds East, 376.27 feet to an iron rod (old) with cap stamped "Ragan Smith" which is the point of beginning for the herein described tract; thence, Leaving said westerly right-of-way and with the line of said Institute in Basic Life Principles, Inc. property for the next three calls: 1. North 87 degrees 10 minutes 16 seconds West, 320.42 feet to an iron rod (new); 2. North 04 degrees 34 minutes 31 seconds East, 194.93 feet to an iron rod (old) with cap stamped "Ragan Smith Associates": 3. South 87 degrees 10 minutes 13 seconds East, 314.17 feet to an iron rod (old) with cap stamped "Ragan Smith" in the westerly right-of-way of said South Graycroft Avenue; thence, With said westerly right-of-way South 02 degrees 44 minutes 17 seconds West, 194.83 feet to the point of beginning and containing 61,819 square feet or 1.419 acres, more or less.

Being a portion of the same property conveyed unto Due West Towers, LLC, a Tennessee limited liability company, by General Warranty Deed from Institute in Basic Life Principles, Inc, an Illinois not- for-profit corporation, dated June 6, 2016, of record in Instrument No, 20160608-0058131, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1102 S Graycroft Ave, 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 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 in 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.

Charles R. Jones

Due West Towers, LLC
By: Charles Jones, President

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Charles Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are President of Due West Towers, LLC and that he is authorized by Due West Towers, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 7 day of December, 2022.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires: 8/21/23

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/7/2022 (date of document).

Jennifer Russell
Affiant Signature

12/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

