Karen Johnson Davidson County
Batch# 971867 DEEDQC
02/17/2023 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011659

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 8 day of February, 2023.

Notary Public
My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Clinton W. Hoffman and Christen Hoffman 2012 Kimberly Dr. Mount Juliet, TN 37122	New Owner	048 10 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clinton W. Hoffman** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Clinton W. Hoffman and Christen Hoffman, husband and wife** ("Grantees"), their heirs and assigns, all of his right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made September 7, 1956, by Goe W. Watkins, Surveyor, as follows:

Beginning at an iron pin in the center of Dry Fork Road, said point being 422 feet, South 47 deg. 15' east front from a railroad spike set in the center of said road, which spike is at the southeast corner of the property conveyed to J.F. Dickinson, by deed in Book 636, page 319; this being the most northerly corner of this tract; thence leaving said road, South 56 deg. 45' West 210 feet to an iron pin; thence South 42 deg. East 190 feet to an iron pin; thence South 20 deg. 15' East 210 feet to an iron pin; thence North 68 deg. East 210 feet to a railroad spike in the centerline of Dry Fork Road; said spike being approximately 860.3 feet North from the center of a culvert crossing Dry Fork Road, thence with the center of said road, as follows: North 17 deg. 45' West 105 feet; North 22 deg. 45' West 105 feet to an iron pin; thence North 31 deg. 30' West 100 feet; North 44 deg. West 53 feet; North 47 deg. West 77 feet to the point of beginning, more or less.

Being the same property conveyed to Clinton W. Hoffman, unmarried by Warranty Deed from Lavonne Ritzema, unmarried, of record in Instrument No. 20150811-0080087, Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 11, 2015.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 4225 Dry Fork Road, Whites Creek, TN 37189.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 8th day of February, 2023.

GRANTOR(S):

CW

Clinton W. Hoffman

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 8th day of February, 2023, before me personally appeared Clinton W. Hoffman to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of February, 2023

Notary Public

My Commission Expires: 5.14.25

(SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 February 8, 2023.

Affiant
Date: February 17, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of February 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY