Karen Johnson Davidson County
Batch# 991009 DEEDQC
04/12/2023 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026991

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Robert H. Hoffman, Jr. and
Gabriele A. Hoffman, Trustee
7680 Buffalo Road
Nashville, TN 37221

Send Tax Bills To
Same

Map-Parcel No.
113 00 0 135.00

Quitclaim Deed to Trustee

Grantor: Robert H. Hoffman, Jr. and Gabriele A. Hoffman, Husband and Wife
Grantee: Robert H. Hoffman, Jr. and Gabriele A. Hoffman, Trustee of the Revocable Trust Agreement of Robert H. Hoffman, Jr. and Gabriele A. Hoffman, dated April 12, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning at a point on the northerly margin of Buffalo Road, being the common corner of Lots 4 and 5; thence in a northerly direction north 57 deg. 00' west 305 feet; thence in a northerly direction north 29 deg. 55' west 622.97 feet; thence in a southeasterly direction south 89 deg. 33' east 416 feet to an iron pin; thence in a southerly direction south 21 deg. 54' east 593.46 feet to an iron pin in the northerly margin of Buffalo Road; thence along the northerly margin of said Buffalo Road 185.27 feet to the point of beginning.

Being the same property conveyed to Robert H. Hoffman, Jr. and wife, Gabriele A. Hoffman, by deed from Margaret Presson Hoffman, of record in Book 6220 Page 526, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7680 Buffalo Road, Nashville, TN 37221

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Robert H. Hoffman, Jr., Grantor

Gabriele A. Hoffman, Grantor

State of Tennessee
County of Sumner

On April 12, 2023, before me personally appeared Robert H. Hoffman, Jr., who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

On April 12, 2023, before me personally appeared Gabriele A. Hoffman, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Robert H. Hoffman, Jr., Trustee
Grantee

Sworn to and subscribed before me on April 12, 2023.

Notary Public
My commission expires: 7/21/2026

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 April 12, 2023.

Signature

4/12/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 12, 2023.

Notary's Signature
My Commission Expires: 03/25/2025

