Karen Johnson Davidson County
Batch# 994158 **DEEDWARR**
04/19/2023 02:54:52 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20230419-0028890

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$380,000.00** (Three Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of April, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

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:
Heather D. Lewis and Jerry Ray Lewis, III 1031 Trent Place Pleasant View, TN 37146	**SAME AS NEW OWNER**	04111007100

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, **ALANDA SUE JONES, EXECUTRIX OF THE ESTATE OF ANN REASONOVER HOFFMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HEATHER D. LEWIS AND JERRY RAY LEWIS, III, WIFE AND HUSBAND,** 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 Davidson County, Tennessee, Being Lot No 348 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Page 115, Register's Office for said County.

Said Lot No. 348 fronts 51.8 feet on the Southerly side of Sussex Court and extends back 316.6 feet on the Easterly line and 290.6 feet on the Westerly line, to a broken line in the rear, measuring 319 feet therein.

Being the same property conveyed to Richard Alan Hoffman and wife, Ann R. Hoffman by deed from Gaines and Gaines Construction Company, Inc., of record in Book 2856, Page 391, dated November 26, 1958 and recorded November 26, 1958, Register's Office for Davidson County, Tennessee. The said Richard Alan Hoffman is also known as Richard A. Hoffman and Richard Alan Hoffman, Sr. Richard A. Hoffman having since died January 15, 2000, leaving Ann R. Hoffman as surviving tenant by the entirety upon his death. The said Ann R. Hoffman a/k/a Ann Reasonover Hoffman and Mrs. Richard A. Hoffman, Sr. having since died October 15, 2022, leaving a Last Will and Testament admitted to probate in Docket No. 22P2154 in the Probate Court of Davidson County, Tennessee, wherein Alanda Sue Jones was named and appointed as Executrix of the Decedent's estate. Further, the Will devises the property to the said Alanda Sue Jones, John David Hoffman, Julie Ann Hoffman and Richard Alan Hoffman, Jr., adult children of Ann Reasonover Hoffman, who join this conveyance to transfer and convey to Grantee all rights conferred upon them as the devisees of the property pursuant to the Will.

Alanda Sue Jones and Alanda Sue Hoffman Jones are one and the same person.
Julie Ann Hoffman and Julie Ann Hoffman Marlar are one and the same person.

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: **1203 SUSSEX COURT** **NASHVILLE, TN 37207**

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: 2023036720A

WITNESS, this 14th day of April, 2023

Estate of Ann Reasonover Hoffman

X _____
By: Alanda Sue Jones, Executrix

_____
Alanda Sue Jones, Individually

X _____
John David Hoffman, Individually

X _____
Julie Ann Hoffman, Individually

X _____
Richard Alan Hoffman, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of April, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alanda Sue Jones,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Executrix of the Estate of Ann Reasonover Hoffman, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of April, 2023.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of April, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alanda Sue Jones, John David Hoffman, Julie Ann Hoffman and Richard Alan Hoffman, Jr.** 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 14th day of April, 2023.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024