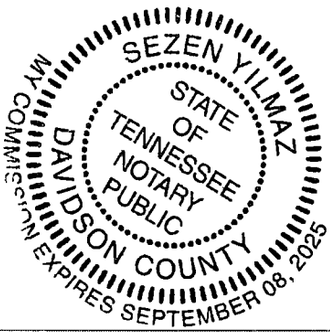
Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$605,000 00~~

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2023

Notary Public

My commission expires

Karen Johnson Davidson County
Batch# 1015968 **DEEDWARR**
06/16/2023 10 00 20 AM 2 pgs
Fees $13 00 Taxes $2,238 50

20230616-0046044

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Emma Joseph and Connor Joseph		146-11-0-073 00
623 Crieve Road	NEW OWNER	
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAYME WALLACE HOFFMAN AND KATHLEEN M. HOFFMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA JOSEPH AND CONNOR JOSEPH, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 50 on the Plan of Section One, on the Plan of Revised Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 100 feet on the Southerly side of Crieve Road and extends back between parallel line 200 feet to a dead line

Being the same property conveyed to Jayme Wallace Hoffman and Kathleen M Hoffman, husband and wife by Warranty deed from Nancy A. Lee, unmarried of record in Instrument No 20190529-0050601 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 29, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 623 Crieve Road, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2023.

Jayme Wallace Hoffman

Kathleen M. Hoffman

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jayme Wallace Hoffman and Kathleen M. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2023.

Notary Public

My Commission Expires:

05.27.2024

RICHELL IBARRA
NOTARY PUBLIC
STATE OF TEXAS
13249422-8
EXP. 05-27-2024