Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Carl Hoffman 1533 Kinnard Dr. Franklin TN 37064
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	105-14-238.00

Karen Johnson Davidson County
Batch# 1021872 DEEDQC
07/03/2023 09:54:04 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20230703-0050570

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, John Hoffman (herein "Grantor"), by these presents do hereby quitclaim and convey unto Carl Hoffman (herein "Grantee"), his successors and assigns, all of my interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 9 and in Block No. 28 in Yarbrough Subdivision of Woodland in the 10th Civil District of said County, a plan of which subdivision is recorded in Book 161, Page 104, Register's Office for said County, and is especially referred to for a description.

Said Lot No. 9 fronts 50 feet on the westerly side of Wilson Avenue and extends back between lines 167.5 feet to an alley in the rear and measures 50 feet thereon.

Being the same property conveyed to John Hoffman and Carl Hoffman, from Paul Bennett, Gina Miller, Janice Williams, and Rebecca Walberg, by Quitclaim Deed recorded on July 18, 2018, in Instrument No. 20180718-0070014, Register's Office for Davidson County, Tennessee.

This is improved property with a common address of 2311 Lindell Avenue, Nashville, TN 37204.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of June 2023.

X _____
John Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John Hoffman**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June 2023.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON _____

The actual consideration for this transfer is ~~$180,000.00~~ $179,000.00

X _____
Affiant

Subscribed and sworn to before me this 30th day of June 2023.

_____
Notary Public
My Commission Expires _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

CSlgl06302023