**NEW OWNER:**
JESSE L. MARABLE, JR.
4108 ANDREW JACKSON PARKWAY
HERMITAGE, TN 37076

**SEND TAX BILLS TO:**
PRIMIS MORTGAGE COMPANY
1001 MILITARY CUTOFF RD., STE 350
WILMINGTON, NC 28405

**THIS INSTRUMENT PREPARED BY:**
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 23-0645**

**Map & Parcel No.: 08600003200**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 1027060 **DEEDWARR**
07/17/2023 03 24 00 PM 3 pgs
Fees $18 00 Taxes $1,295 00

20230717-0054889

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD TROY HOFFMAN, EXECUTOR OF THE ESTATE OF MARJORIE HOLMAN HOFFMAN** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JESSE L. MARABLE, JR., unmarried**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, described according to a survey made by James L. Murphy, Jr, and Company, dated May 25, 1961, as follows:

Beginning at a point on the Westerly margin of Old Hickory Boulevard, said point being 156.418 North of the intersection of said Westerly margin of Old Hickory Boulevard and the Northwesterly margin of the Tennessee Central Railroad; thence North 78 deg 39 min West 456.01 feet to an iron pin; thence North 53 deg 13 min West 186.68 feet to an iron pin in Stoners Creek; thence with same, North 41 deg 24 min East 91.71 feet to an in said Creek; thence South 79 deg 38 min East 587.71 feet to a point in the Westerly margin of Old Hickory Boulevard, thence with the same South 11 deg 22 min West 159.52 feet to the beginning, containing 2.1235 acres, more or less.

Being the same property conveyed to MARJORIE H. HOFFMAN, by Quitclaim Deed from Arthur Thomas Hoffman, dated June 26, 2006, and of record in Instrument No. 20060627-0076326, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed

to Arthur Thomas Hoffman and wife, Marjorie H. Hoffman, by Quitclaim Deed from Frank M. Newman, Trustee, dated October 27, 1980, and of record in Book 5670, Page 512, Register's Office for Davidson County, Tennessee. Marjorie H. Hoffman is now deceased, having died a widow and testate on January 28, 2023 in Davidson County, Tennessee. For further reference to title, see the Estate of Marjorie Holman Hoffman, of record in Case No. 2023PR151, in the Probate Court for Wilson County, Tennessee, at Lebanon, whereby pursuant to her Last Will and Testament, and Codicil 1 to her Last Will and Testament, the real property owned by her at the time of her death shall be made a part of her probate estate and her appointed Executor, Richard Troy Hoffman, shall have the authority to sell the real property as a part of the administration thereof. Marjorie H. Hoffman is one and the same as Marjorie Holman Hoffman

THIS IS IMPROVED PROPERTY more commonly known as **4108 ANDREW JACKSON PARKWAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on an unrecorded survey made by James L. Murphy, Jr, and Company, dated May 25, 1961, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of July, 2023.

ESTATE OF MARJORIE HOLMAN HOFFMAN

By: Richard Troy Hoffman, Executor
Richard Troy Hoffman, Executor

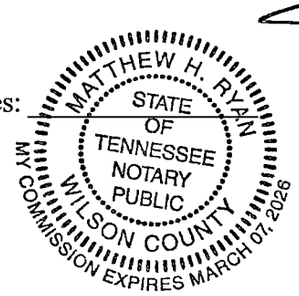
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD TROY HOFFMAN, EXECUTOR OF THE ESTATE OF MARJORIE HOLMAN HOFFMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2023.

NOTARY PUBLIC

My commission expires: 


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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of July, 2023.

NOTARY PUBLIC

My commission expires: 