file 36796-8 BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027776 DEEDWARR
07/18/2023 11 57 23 AM 2 pgs
Fees $13 00 Taxes $1,054 50

20230718-0055181

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2023.

JOHN T. CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires 12/16/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Jason William Woehler **William R. Woehler, Jr.**	**Rocket Mortgage, LLC**	**Map 052-13-0-B Parcel 097.00co**
2337 Benay Road	**1050 Woodward Avenue**	
Nashville, TN 37214	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tara Dawn Hofma, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason William Woehler, an unmarried man, and William R. Woehler, Jr., a married man

HEREINAFTER CALLED THE GRANTEES, 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. 135 on the First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 1, as of record in Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tara Dawn Hofma, a single woman, by Warranty Deed dated January 10, 2023, from Catamount Properties 2018, LLC, a Delaware limited liability company, of record in Instrument No. 20230130-0006704, Register's Office for Davidson County, Tennessee,

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 9700, Page 283, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Charter of River Glen Property Owner's Association, Inc., of record in Instrument No. 20020425-0051348, said Register's Office. 3) Notice of Recordation for River Glen Homeowners' Association, of record in Instrument No. 20201029-0126376, said Register's Office. 4) Dedication of common areas to River Glen Homeowners' Association, Inc., of record in Instrument No. 20041217-0150273, said Register's Office. 5) Restrictive Covenants contained in instrument of record in Book 6762, Page 208, Register's Office for Davidson County, Tennessee. 6) Master Deed of River Glen Condominiums of record in Book 7566, Page 571 and made applicable to Phase IV, Section I, of record in Book 10630, Page 501 and amended in Book 10630, Page 504 and in Instrument No. 20040915-0111299 and in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee. 7) By-Laws of River Glen Homeowners' Association of record in Book 7566, Page 606, Register's Office for Davidson County, Tennessee. 8) Articles of Incorporation of River Glen Homeowners' Association of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee. 9) Flowage Easement to USA of record in Book 2200, Page 119, said Register's Office. 10) Easement for a 20 foot roadway to the USA of record in Book 186, Page 559, Register's Office for Davidson County, Tennessee. 11) Easement for Electric Power Transmission Lines of record in Book 3961, Page 681, said Register's Office. 12) Deeds of Conveyances for Sewer and Water Mains of record in Book 7061, Page 172 and in Book 7061, Page 196, Register's Office for Davidson County, Tennessee. 13) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **2337 Benay Road, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this **17th** day of **July, 2023.**

Tara Dawn Hofma

Tara Dawn Hofma

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tara Dawn Hofma,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY