Karen Johnson Davidson County
Batch# 1041497 DEEDWARR
08/23/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20230823-0065710

WARRANTY DEED

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 22, 2023

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dayna Nicole McMahan and Kurt Moore McMahan (NAME)	New Owner	520102600
729 Oakdell Ave (ADDRESS)		
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Hoffman unmarried, and Daniel Hoffman, unmarried

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

Dayna Nicole McMahan and Kurt Moore McMahan, wife and husband

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:

Being Lot No. 15 of Madison Park Subdivision (Block B on the Map of the Resubdivision of Power & Roth's Subdivision), as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee
Being the same property conveyed to David Hoffman, unmarried and Daniel Hoffman, unmarried by deed from Robert H Robinson and Sherry Sue Robinson fka Sherry Sue Soffiantino, husband and wife, of record in Instrument No. 022100701107l4, dated 10/7/2022, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **729 Oakdell Ave, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 **22nd day of August, 2023.**

David Hoffman

Daniel Hoffman

STATE OF Tennessee

COUNTY OF DAVIDSON

On this 11th day of August, 2023, before me personally appeared David Hoffman and Daniel Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of David Hoffman and Daniel Hoffman.

Witness my hand at office on **22nd day of August, 2023.**

Notary Public. My Commission Expires: 4/26/24



Certificate of Authenticity

I, Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 22, 2023.

Date

Affiant Signature

August 22, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2023

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)