Karen Johnson Davidson County
Batch# 1076963 DEEDWARR
11/30/2023 02:22:10 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20231130-0092578

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63460
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Whitlock 400 Hyde Park Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117130B01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William P. Hoffman, III, Trustee of The William P. Hoffman, III Living Trust, established by the Revocable Trust Agreement of William P. Hoffman, III, dated Febuary, 12, 2009**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Whitlock** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 400 on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Book 6250, pages 419, 420, and 421, and as amended in Book 6771, page 683, and further corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William P. Hoffman, III, Trustee of the William P. Hoffman, III Living Trust established by the Revocable Trust Agreement of William P. Hoffman, dated February 12, 2009, by Warranty Deed from William P. Hoffman, III, dated February 12, 2009 and recorded on March 2, 2009, of record in Instrument No. 20090302-0018340, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 6250, pages 419, 420 and 421, as amended in Book 6771, page 683 and further amended by Surveyor's Certificate of Correction of record in Bok 6800, page 164, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177; Book 6530, page 242; Book 6537, page 303; Book 8106, page 1; Book 8627, page 254; Book 9381, page 876; Book 10458, page 810; Instrument No. 20010330-0030930; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946; Instrument No. 20131218-0127949; Instrument No. 20140408-0029142; Instrument No. 20140307-0019563; Instrument No. 20150511-0042928; Instrument No. 20160523-0051264; Instrument No. 20160523-0051265; and Instrument No. 20160523-0051266, Register's Office, which sets forth assessments, liens and other matters, to which Declaration

reference is hereby made for more particulars. Stormwater Detention Agreement of record in Book 6555, page 328, said Register's Office. Said Property is subject to a first right of refusal. Charter of Abbottsford Homeowner's Association, Inc., of record in Book 6548, page 213, said Register's Office.

This is improved property, known as 400 Hyde Park, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of November, 2023.

The William P. Hoffman III Living Trust established by the Revocable Trust Agreement of William P. Hoffman, III, dated February 12, 2009

By: William P. Hoffman III Trustee
William P. Hoffman, III, Trustee

State of Tennessee

County of Davidson

On this 29th day of November, 2023, before me the undersigned authority, personally appeared William P. Hoffman, III, Trustee of The William P. Hoffman, III Living Trust, established by the Revocable Trust Agreement of William P. Hoffman, III, dated Febuary, 12, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor
Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 29th day of November, 2023.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024