Karen Johnson Davidson County
Batch# 1078223 DEEDWARR
12/05/2023 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20231205-0093685

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-PA-7158-TWG

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriele Ines Hoffmann and Sandy Towers	**New Owner**	
(NAME)	(NAME)	**142 11 0 023.00**
7158 Birch Bark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA F. DONDEVILLE AND JERRY L. DONDEVILLE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIELE INES HOFFMANN, UNMARRIED AND SANDY TOWERS, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73, as shown on the map entitled Section Two, Valley West, of record in Plat Book 3600, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia F. Dondeville and Jerry L. Dondeville, Wife and Husband, by Warranty Deed from Jamie L. Mullican and Michelle D. Mullican, Husband and Wife, of record in Instrument No. 20180604-0052780, in the Register's Office of Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018.

This conveyance is subject to:

*County of Davidson taxe for the year 2024 and beyond, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Valley West, as recorded in Plat Book 3600, Page(s) 86.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3833, Page 789, as amended in Book 3838, Page 501 and Book 3843, Page 450.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7158 Birch Bark Drive, Nashville, TN 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th day of November, 2023.

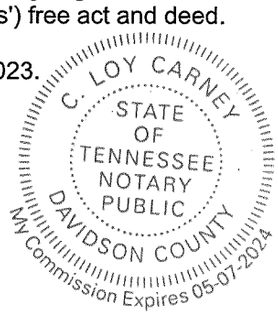
Patricia F. Dondeville

Jerry L. Dondeville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2023, before me personally appeared Patricia F. Dondeville, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2023.

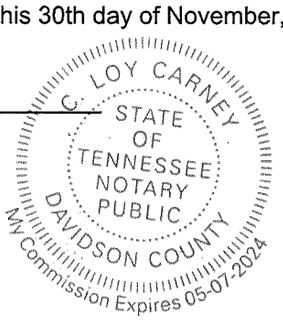


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2023, before me personally appeared Jerry L. Dondeville, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2023.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 30 day of November, 2023.

Affiant Signature

Date 11/30/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

