Karen Johnson Davidson County
Batch# 1083405 DEEDWARR
12/18/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20231218-0097478

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4622

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Davidson~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Jerrell Hoofman by _____, his attorney-in-fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of December, 2023

RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carlos Alberto Pena Garcia and Keyla Jocelin Calderon 2305 Spring Branch Drive Madison, TN 37115	New Owner	034 04 0 004.00

WARRANTY DEED

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

Jerrell Hoofman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos Alberto Pena Garcia, and Keyla Jocelin Calderon

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. 20 on the Plan of North Hill Estates, Section 2, of record in Plat Book 3700, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from William F. Jackson, Jr. and wife, Retha B. Jackson to Jerrell S. Hoofman and wife, Donna R. Hoofman, dated July 26, 1996 and recorded July 29, 1996, as Book 10135 Page 101 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Donna Hoofman to Jerrell

Hoofman, dated April 22, 2013 and recorded April 22, 2013, as Instrument No. 20130422-0039549 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2305 Spring Branch Drive, Madison, TN 37115

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 so 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.

Dated this the 7th day of December, 2023.

Jerrell Hoofman by _____, his Attorney-in-fact

Jerrell Hoofman by Lori Moreno, his Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Texas
R.W

COUNTY OF ~~DAVIDSON~~ Dallas
R.W

On this 7th day of December, 2023, before me personally appeared Lori Moreno as Attorney in Fact for Jerrell Hoofman 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 7th day of December, 2023.

_____
Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF TEXAS
RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 December 7, 2023.

Affiant Signature

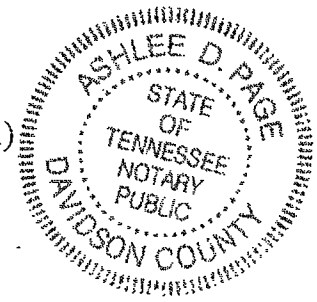
12/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026