PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1095215
01/29/2024 10:23:46 AM
Fees: $18.00 Taxes: $1,824.10

Davidson County
DEEDWARR
3 pgs

20240129-0005837

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $493,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2024.

Notary Public

My Commission Expires: 9-30-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Logan R Hoffman and Shiloh Hoffman	New Owner	126-15-0A-118.00 CO
7973 Boone Trace		
Nashville, TN 37221		

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,

Raymond W. Leone and wife, Angela R. Leone and Gena Leone, unmarried

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

Logan R. Hoffman and Shiloh Hoffman, husband and wife

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. 258, on the Plan of **Section Two, Boone Trace at Biltmore**, of record in Book 9700, Pages 316 and 317, amended by Surveyor's Certificate of Correction in Book 10995, Page 618 and Book 11275, Page 885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Raymond W. Leone and wife, Angela R. Leone and Gena R. Leone, expressly as joint tenants with the right of survivorship, by Warranty Deed from Brian Woods and spouse, Sherry L. Woods, dated 6/28/2006 and recorded 6/30/2006 in Instrument No. 20060630-0078274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 7973 Boone Trace, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 25th day of January, 2024.

Raymond W. Leone

Angela R. Leone

Gena Leone

STATE OF VIRGINIA
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond W. Leone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fairfax, Virginia, this 25 of January, 2024.

Notary Public

My Commission Expires: 7-31-2025

(SEAL)

CHRISTINA CARTER
Notary Public - Reg # 007-92-5174
Commonwealth of Virginia
My Commission Expires July 31, 2025

STATE OF VIRGINIA
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond W. Leone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of and Angela R. Leone, as her Attorney-in-Fact, as the free act and deed of the within named Beverly Owen Woodward by General Power Of attorney of recordin Book _____, page _____, Register's Office for Davidson County, Tennessee.

20240129 0005836

Witness my hand and official seal at Fairfax, Virginia this 25 of January, 2024.

Notary Public

My Commission Expires: 7-31-2025

(SEAL)

CHRISTINA CARTER
Notary Public - Reg. # 007-92-5174
Commonwealth of Virginia
My Commission Expires July 31, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gena Leone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ of January, 2024.

Notary Public

My Commission Expires:

(SEAL)

Witness my/our hand(s) this 26th day of January, 2024.

Raymond W. Leone

Angela R. Leone

Gena Leone

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond W. Leone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Virginia, this _____ of January, 2024.

Notary Public

My Commission Expires:

(SEAL)

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond W. Leone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of and Angela R. Leone, as her Attorney-in-Fact, as the free act and deed of the within named Beverly Owen Woodward by General Power Of attorney of recordin Book _____, page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at _____, Virginia this _____of January, 2024.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gena Leone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th of January, 2024.

Notary Public

My Commission Expires:

(SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford