Karen Johnson Davidson County
Batch# 1095223 DEEDWARR
01/29/2024 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20240129-0005870

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4614

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of December, 2023

Notary Public

Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dan Eaton and Melaine Eaton 504 Emily Drive Goodlettsville, TN 37072	Same Dan Eaton & Melanie Eaton 504 Emily Drive Goodlettsville, TN 37072	034-04-0-008-00

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 S. Hoofman, an unmarried man

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

Dan Eaton and Melanie Eaton, 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. 22 on the Plan of North Hill Estates, Section Three of record in Plat Book 3842, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerrell S. Hoofman by Warranty deed from Ralph C Chappell, John Moss, Sheila Pearson and Patricia Harvey, Heirs at Law of Geraldine Moss aka Jerri Harvey Chappell of record in Book 20161006-0106092, Register's Office for Davidson County, Tennessee, dated 9/30/2016 and recorded on 10/6/2016. (Value or consideration shown in aforementioned deed $38,000.00.)

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: 405 Northside Drive, Nashville, 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 8th day of December, 2023.

Jerrell S. Hoofman by _____, his Attorney in-fact

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

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

On this ~~8th~~ 7th day of December, 2023, before me personally appeared Lori Hoofman Moreno, 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 ~~8th~~ 7th day of December, 2023.

_____
Notary Signature
My commission expires:

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

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/8/2023 (date of document).

Affiant Signature

1/29/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of January, 2024

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025