WARRANTY DEED

Karen Johnson Davidson County
Batch# 1096536 DEEDWARR
01/31/2024 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20240131-0006890

File No.: RES-23-6447HOFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Tiffany Rooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert John Hoff and Frances K. Hoff	New Owner	115 15 0 052.00
(NAME)	(NAME)	
6451 Currywood Drive Nashville, TN 37205	Same	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **NANCY Y. HALL, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT JOHN HOFF AND FRANCES K. HOFF, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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. 271 on the Plan of West Meade Farms, Inc., Section "P", as of record in Plat Book 2133, Page 22 in the Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 271 fronts 128 feet on the westerly side of Currywood Drive and extends back 309.2 feet on the northerly line and 359 feet on the southerly line to a dead line measuring 137.3 feet thereon.

Being the same property conveyed to Donald J. Hall and wife, Nancy Y. Hall, from John B. Bond and wife, Helen Annelle L. Bond, by Warranty Deed dated August 4, 1972, recorded August 7, 1972, in Book 4625, Page 671, in the Register's Office of Davidson County, Tennessee. The said Donald J. Hall died on November 29, 2012, leaving Nancy Y. Hall as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 6447 Currywood Drive, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 30 day of January, 2024.

Nancy Y. Hall

Nancy Y. Hall

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 30 day of January, 2024, before me personally appeared Nancy Y. Hall, 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 30 day of January, 2024.

Notary Signature
My commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 January 31, 2024.

Tiffany Rooker
Affiant Signature

1/31/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

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