Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1097214 DEEDWARR
02/02/2024 09:40:53 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20240202-0007397

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2674-KP

STATE OF TENNESSEE,
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant
Subscribed and sworn to before me, this the 1st day of February, 2024.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristopher Hoffman and Jennifer Hoffman 202 Ocala Drive Nashville, TN 37211	New Owner	162 06 0 176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ryan Parker and Morgan Parker, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer A. Hoffman and Kristopher D. Hoffman, wife and husband**, hereinafter called the Grantee(s), his/her/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. 141, as shown on the map entitled Section Two, Fair Oaks, of record in Plat Book 4460, Pages 52 and 53, 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 Ryan Parker and Morgan Parker, husband and wife, by Warranty Deed from Sandra Z. Werth, widowed, of record in Instrument No. 20230519-0037581, in the Register's Office of Davidson County, Tennessee, dated May 17, 2023, and recorded on May 19, 2023.

Being the same property conveyed to Walter M. Werth et ux Sandra Z. Werth, by Warranty Deed from Alfred M. George, Jr., et ux Marjory A. George, of record in Book 7187, Page 966, in the Register's Office of Davidson County, Tennessee, dated March 30, 1987, and recorded on April 26, 1987. The said Walter M. Werth having since died on or about February 01, 2014, leaving Sandra Z. Werth the surviving tenant by entirety.

This is improved property located at: **202 Ocala Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2024.

GRANTORS:

Ryan Parker

Morgan Parker

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Parker and Morgan Parker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26