THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7044-WE

Karen Johnson
Batch # 1115434
03/27/2024 10:49:09 AM
Fees: $18.00 Taxes: $666.00

Davidson County
DEEDWARR
3 pgs

20240327-0021268

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tor Dixon	NEW OWNER	
2817 West End Ave., Suite 126-284		133-14-0A-008.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Karen D. Hoffman, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tor Dixon, an unmarried man**

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 Unit No. A8 on the plan of Oakcrest Condominium, now known as The Village at Grassmere, of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee, and further established by the Master Deed of The Village at Grassmere, a Horizontal Property Regime, of record in Book 5884, page 960, and amended in Book 9559, page 939 and Instruments No. 20041102-0131823, Instruments No 20060630-0078687 and amended and restated in Instrument No. 20070301-0025595, said Register's Office. together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. reference is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Timothy J. Hoffman and Karen D. Hoffman, husband and wife by Warranty Deed from Grissom Group LLC, a Tennessee limited liability company of record in Instrument No. 20190507-0042662 Register's Office for Davidson County, Tennessee, dated May 6, 2019 and recorded on May 7, 2019.

Being the same property conveyed to Karen D. Hoffman, an unmarried woman by Quitclaim Deed from Timothy J. Hoffman and Karen D. Hoffman, husband and wife of record in Instrument No. 20210723-0099055 Register's Office for Davidson County, Tennessee, dated July 1, 2021 and recorded on July 23, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 420 Elysian Fields Road #A8, Nashville, TN 37211

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. 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 our hands this the ___ day of 3/25, 2024

Karen D. Hoffman

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen D. Hoffman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of March, 2024

My Commission expires: 4/15/2026

Notary Public

Katherine Ann Robinson-Buchanan

KATHERINE ANN ROBINSON-BUCHANAN
NOTARY PUBLIC
Comm: # HH 230356
My Comm. Expires
Apr 15, 2026
STATE OF FLORIDA

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 25 day of March, 2024, by
Date *Month* *Year*

Karen D Hoffman
Name of Person Acknowledging

KATHERINE ANN ROBINSON-BUCHANAN
NOTARY PUBLIC
Comm. # HH 230356
My Comm. Expires
Apr 15, 2026
STATE OF FLORIDA

Signature of Notary Public – State of Florida

Katherine Ann Robinson-Buchanan
Name of Notary Typed, Printed or Stamped

☐ Personally known

☑ Produced Identification

Type of Identification Produced: D.L

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 3/25/2024 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

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