WARRANTY DEED

Karen Johnson Davidson County
Batch# 1117278 DEEDWARR
04/02/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20240402-0022909

File #24-TC-1017-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex Hoffman	**CrossCountry Mortgage**	
(NAME)	(NAME)	
1017 Bate Avenue	**2160 Superior Avenue**	**105-09-0-258**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Cleveland, OH 44114**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEANNE MCREDMOND, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX HOFFMAN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 24 and Westerly 7 feet of Lot No. 25, in on the Plan of W. S. CRIDDLE'S SUBDIVISION OF LOT NO 1 W L B LAWRENCE PLAN, of record in Plat Book 57, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 and the said part of Lot No. 25(erroneously referred to as Lot 245 in previous Deed) adjoin and front together 57 feet on the Southerly side of Bate, formerly Cleveland Avenue, in the City of Nashville and together runs back Southwardly between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to Jeanne McRedmond, by Warranty Deed from George Tracy and wife, Amy Tracy, of record in Instrument No. 20150722-0071935, in the Register's Office of Davidson County, Tennessee, dated July 20, 2015 and recorded on July 22, 2015.

This conveyance is subject to:
* Taxes and assessments for the year 2024, and subsequent years, not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. S. Criddle's Subdivision of Lot No 1 W L B Lawrence Plan, as recorded in Plat Book 57, Page 84.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1017 Bate Avenue, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 28th day of March, 2024.

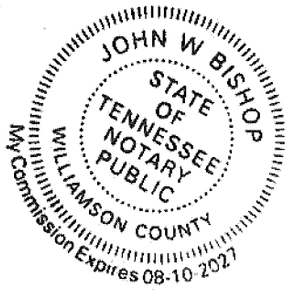
Jeanne McRedmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2024, before me personally appeared Jeanne McRedmond, 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 28th day of March, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Adde Dilworth, 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 **March 28, 2024**.

Date

Affiant Signature

March 28, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025