Karen Johnson
Batch # 1118862
04/04/2024 08:31:19 AM
Fees: $18.00 Taxes: $3,330.00
Davidson County
DEEDWARR
3 pgs
20240404-0023722

THIS INSTRUMENT PREPARED BY:
ANDREW E. MILLS, Esq.
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	**Send Tax Bills To:**	**Map / Parcel**
Martin Alexander Shofner & Rissa Ivens 6109 Jocelyn Hollow Rd. Nashville, TN 37205	Same	115/098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Nine Hundred Thousand Dollars ($900,000.00), and other good and valuable considerations, to me paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, We, **Martin King Shofner** and **Corabel Shofner**, Grantors, have bargained and sold by these presents do transfer and convey unto **Martin Alexander Shofner** and **Rissa Ivens,** Grantees, as joint tenants with right of survivorship, and their heirs and assigns, our interest in the following described tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Harding Park as of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee.
>
> SAID Lot fronts 187 feet on the easterly side of Jocelyn Hollow Road and runs back 302.3 feet on the northerly line and 304.4 feet on the southerly line to a dead line in the rear on which it measures 148.6 feet.
>
> Being the same property conveyed to Martin King Shofner and Corabel Shofner by Warranty Deed from Sally M. Levine, dated January 31, 1997, and of record in Volume 10335, page 732, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **Martin Alexander Shofner** and **Rissa Ivens,** and their heirs and assigns forever. We covenant with the said **Martin Alexander Shofner** and **Rissa Ivens,** that we are true and lawfully seized and possessed of said real estate in Fee Simple and have good and perfect right to make this conveyance and that the same is free and unencumbered. And we do further covenant and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said real estate unto the said **Martin Alexander Shofner** and **Rissa Ivens,** and their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this 25 day of March, 2024.

Martin King Shofner

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Martin King Shofner**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 25 day of March, 2024.

NOTARY PUBLIC

DANIELLE MORTON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-24-2027

My Commission Expires: _____

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this 25 day of March, 2024.

Corabel Shofner

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Corabel Shofner**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and notarial seal at office in the State and County aforesaid, this 25 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: _____

DANIELLE MORTON STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 2-24-2027

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STATE OF TENNESSEE]
COUNTY OF DICKSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$900,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: _____

DANIELLE MORTON STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 2-24-2027