This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1127850 DEEDQC
04/26/2024 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030485

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JJH Community Property Trust 1842 Laurel Ridge Dr. Nashville, TN 37215	Same	145 06 0 030.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Jennifer Miller Hoffman and spouse, Jeffrey Allen Hoffman, as tenants by the entirety, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Jeffrey Allen Hoffman and Jennifer Miller Hoffman, as Trustees of the JJH Community Property Trust, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Laurel Ridge Section Three, as of record in Plat Book 3600, page 9, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jennifer Miller Hoffman and spouse, Jeffrey Allen Hoffman, as tenants by the entirety, from Jennifer M. Hoffman by Quitclaim Deed of record in Instrument No. 20240426-0030446, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 26th day of April, 2024.

Affiant _____

Notary Public _____ My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 1842 Laurel Ridge Dr., Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 26th day of April, 2024.

_____ _____

Jennifer Miller Hoffman, Grantor **Jeffrey Allen Hoffman, Grantor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Allen Hoffman and, spouse, Jennifer Miller Hoffman, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of April, 2024.

_____ My Commission Expires:

Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 April 26, 2024.

Date: 04/26/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 26, 2024.

Notary Public: Julie Downs Payne

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026