NEW OWNER:
DAVID HOFFMAN
3112 Curd Rd
Mt Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0697

Map & Parcel No.: 04411008800

Please return to:
Main Street Title
971 Bender's Ferry
Mt Juliet, TN 37122

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1150749 DEEDWARR
06/25/2024 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $710.40
20240625-0047430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Two Thousand and 00/100 Dollars ($192,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BYRAN SMITH, unmarried and LACEY BOSWORTH, unmarried** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID HOFFMAN, unmarried and DANIEL HOFFMAN, married** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 187, Section A, Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BYRAN SMITH and LACEY BOSWORTH, husband and wife by Quitclaim Deed from Byran Smith, a married man who acquired title as unmarried, dated October 16, 2017, and of record in Instrument No. 20171109-0115574, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **105 ORCHARD DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 68, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of June, 2024.

BYRAN SMITH

LACEY BOSWORTH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BYRAN SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2024.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LACEY BOSWORTH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2024.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

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The actual consideration or value, whichever is greater, for this transfer is **$192,000.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of June, 2024.

NOTARY PUBLIC

My commission expires: 4/24/24

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 6/7/24 (date of document).

Affiant Signature

6/7/24

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 6/7/24

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

