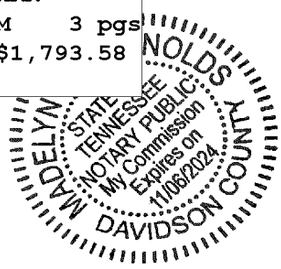
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151473 DEEDWARR
06/26/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,793.58
20240626-0048053



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHTY FOUR THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (484,750.00).

Anne Gillcrist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JUNE, 2024.

Madelyn Reynolds
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Timothy Robert Hoff and Dulcie Damita Hoff (NAME)	**NEW OWNER** (NAME)	**173 06 0B 061.00**
2335 Somerset Valley Drive Nashville, TN 37013 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of June, 2024, the undersigned, **CHRISTOPHER JANOWIAK AND LINDSAY JANOWIAK FKA LINDSAY MARIE GALIOTO, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TIMOTHY ROBERT HOFF AND DULCIE DAMITA HOFF, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2335 SOMERSET VALLEY DRIVE, NASHVILLE, TN 37013** and more particularly described as follows:

Being Lot No. 61, on the Plan of PHASE ONE, CAMBRIDGE PARK, AT BARNES ROAD SUBDIVISION, of record in Plat Instrument No. 20120912-0082696, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Joseph Janowiak, an unmarried man and Lindsay Marie Galioto, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed from James Evans, a married man, of record in Instrument No. 20201120-0136778, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020 and recorded on November 20, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of June, 2024.

GRANTOR: Christopher Janowiak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Janowiak**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of June, 2024.

Notary Public My Commission Expires



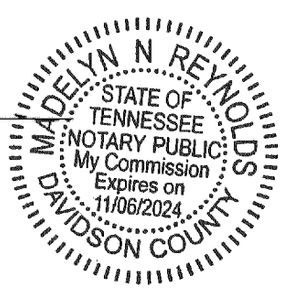
GRANTOR: Lindsay Janowiak FKA Lindsay Marie Galioto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Lindsay Janowiak**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of June, 2024.

Notary Public My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 24, 2024.

Affiant Signature

6/24/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 24 day of June, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY