THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848472

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1172500
08/21/2024 10:05:24 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20240821-0064163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2024.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Benjamin Reiff 2664 Pine Ridge Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 11 0A 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cory Hofstetter, unmarried, and Haley Hofstetter, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Reiff, unmarried,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of SECTION THREE, PINE RIDGE of record in Plat Book 6900, Page 660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory Hofstetter and Haley Hofstetter, Husband and Wife, by Warranty Deed from Carl W. Demonbreun and Ricky O. Stevenson, Married To Each Other, of record in Instrument No. 20230329-0022794, in the Register's Office of Davidson County, Tennessee, dated March 28, 2023 and recorded on March 29, 2023.

Marital Dissolution Agreement No. 24D515 filed in the Third Circuit Court for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Cory Hofstetter as Attorney-in-Fact for Haley Hofstetter, which Power of Attorney is recorded in Instrument Number 20240821-0064162, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 SECTION THREE, PINE RIDGE, as recorded in Plat Book 6900, Page(s) 660.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PINE RIDGE, as recorded in Plat Book 9700, Page(s) 102.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7108, Page 1 and Annexation recorded in Book 7547, Page 865.

Easement for Sanitary Sewer, recorded in Book 8006, Page 926.

Easement for Water Main, recorded in Book 8006, Page 946.

This is improved property located at 2664 Pine Ridge Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 20th day of August, 2024.

Cory Hofstetter

Haley Hofstetter by Cory Hofstetter as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cory Hofstetter, 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, at office, this 19th day of August, 2024.

Nathan L. Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory Hofstetter, 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, and who further acknowledged that he is the Attorney-in-Fact for Haley Hofstetter and that he is authorized by Haley Hofstetter to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of August, 2024.

Nathan L. Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024