Karen Johnson Davidson County
Batch# 1174624 DEEDWARR
08/26/2024 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240826-0065601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $625,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 26 DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3175LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amanda Mills Hoffman	new owner	
5017 Dovecote Drive		146 11 0 041.00
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES JEFFREY CASHION, PAMELA RENEA CRAIG, AND LISA JENEA BUTTS, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF HELEN R. CASHION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA MILLS HOFFMAN, AN UNMARRIED WOMAN AND JAMES MILLS, AS JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Crieve Hall Estates, Section I, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said lot fronts 100 feet on the westerly side of Dovecote Drive, as measured around a curve, and extends back 235.1 feet on the southerly line and 258.7 feet on the northerly line, which is a broken line, to a dead line in the rear and measures 75 feet thereon.

Being the same property conveyed to Donald E. Cashion and wife, Helen R. Cashion by Warranty Deed of Thomas E. Coplin, Jr. and Etta Jane Coplin Farmer dated February 10, 1969, and recorded February 19, 1969, in Book 4311, Page 634, Register's Office for Davidson County; THEREAFTER, Donald E. Cashion died on or about March 30, 2023, as evidenced in Probate Case No. 24P563, leaving his wife Helen R. Cashion, as sole owner; FURTHER, Helen R. Cashion died on or about August 21, 2023, as evidenced in Probate Case No. 23P2120 with Devisees as follows: CHARLES JEFFREY CASHION, PAMELA RENEA CRAIG, and LISA JENEA BUTTS.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. All matters shown on Plan of Crieve Hall Estates, Section I, of record in Plat Book 1835, Pages 122-124, and as Amended in Book 8948, Page 640, Register's Office for Davidson County, Tennessee.

This is improved property known as 5017 Dovecote Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 12th day of August, 2024.

Lisa Jenea Butts

Lisa Jenea Butts, Individually and as Co-Executrix

Pamela R Craig

Pamela R. Craig, Individually and as Co-Executrix

Charles J. Cashion

STATE OF TENNESSEE

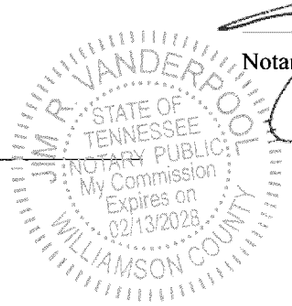
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHARLES JEFFREY CASHION, PAMELA RENEA CRAIG, AND LISA JENEA BUTTS, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF HELEN R. CASHION , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of August, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/26/2024 .

Affiant Signature

8/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

