Karen Johnson Davidson County
Batch# 1207229 DEEDWARR
11/20/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20241120-0090581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3/3/2026

JM-RREP-24-2405A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
James Hoffman and Martha Hoffman	U.S. BANK NATIONAL ASSOC.	
(NAME)	(NAME)	**072-13-1E-001.00-CO**
370 Tusculum Rd	C/O # 9380 EXCELSIOR BLVD, 7LR3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	HOPKINS, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RESPEN BUILDERS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HOFFMAN AND MARTHA HOFFMAN,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *HUSBAND AND WIFE

Land in Davidson County, Tennessee, being Unit A , together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2405 Emmett Avenue (a Horizontal Property Regime) of record as Instrument No. 20220317-0031286 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Respen Builders, Inc., a Tennessee corporation by Quitclaim Deed from Dakota Management, LLC, a Wyoming limited liability company of record in Instrument No. 20220624-0072294 Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on June 24, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220317-0031286, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20220916-0103738, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2405A Emmett Ave, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF NOVEMBER, 2024.

Respen Builders, Inc.

BY: _____
Amber Adkerson
Member/President

BY: _____
Nelius O. Ellis
Member/Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared AMBER ADKERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER/PRESIDENT of RESPEN BUILDERS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER/PRESIDENT.

Witness my hand and official seal, this the 12th of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NELIUS O. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER/SECRETARY of RESPEN BUILDERS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER/SECRETARY.

Witness my hand and official seal, this the 12th of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 12, 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

