WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240848 DEEDWARR
02/26/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $638.25
20250226-0014319

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wolf Hoffmann	Wolf Hoffmann	053-16-0-020.00
(NAME)	(NAME)	
221 Rising Sun Lane	221 Rising Sun Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Ricky J. Stem, Sr., Clifford Eugene Stem, Brenda K. Connolly, and Donald W. Stem, Heirs at law, with Ricky J. Stem, Sr., Executor of the Estate of Sarah Frances Stem**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wolf Hoffmann, a married man**, hereinafter called the GRANTEE(S), his/her/their 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. 11 on the Plan of Green Heights, as recorded in Book 1835, Page 112, Register's Office for said County, reference to which is hereby made for a more complete description. Being the same property conveyed to Joseph C. Stem and wife, Sarah F. Stem by Installment Deed from Dan Leech and wife, Mabel F. Leech, dated 04/30/1960, of record in Book 3069, Page 282, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seth Norman, Attorney who further conveys the title to Sarah F. Stem by Quitclaim Deed from Joseph C. Stem and wife, Sarah F. Stem, dated 06/19/1981, of record in Book 5759, Page 860, Register's Office for Davidson County, Tennessee.

The said Sarah F. Stem died testate on 07/12/2024, devising subject property to Ricky J. Stem Sr, appointed as personal representative of the estate of Sarah F. Stem, deceased, as evidenced in File No. 24P1943, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Sarah F. Stem being one and the same person as Sarah Frances Stem.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Unimproved ☐

This is improved ☒ 124 Ray Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 25th day of February, 2025.

THE ESTATE OF SARAH FRANCES STEM

Ricky J. Stem, Sr., Heir at law

Clifford Eugene Stem, Heir at law

Brenda K. Connolly, Heir at law

Donald W. Stem, Heir at law

Ricky J. Stem, Sr., Executor

State of TENNESSEE
County of WILSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ricky J. Stem, Sr., Clifford Eugene Stem, Brenda K. Connolly, and Donald W. Stem, Heirs at law of The Estate of Sarah Frances Stem**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **heirs at law of Estate of Sarah Frances Stem**, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of February, 2025.

Notary Public:

My Commission Expires: 3.8.2025

KIMBERLY THUMMEL
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of TENNESSEE
County of WILSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ricky J. Stem, Sr., Executor of the Estate of Sarah Frances Stem,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Executor of the Estate of Sarah Frances Stem**, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of February, 2025.

Notary Public:

My Commission Expires: 3.8.2025

KIMBERLY THUMMEL
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO: Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 2549998
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 February 25, 2025.

Lissa Groom
Affiant
Date: February 25, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of February, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON