WARRANTY DEED

Karen Johnson
Batch # 1245893
03/11/2025 02 35 35 PM
Fees $13 00 Taxes $1,628 00

Davidson County
DEEDWARR
2 pgs

20250311-0018455

JM-RMX-25-181c

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
Ka Leung Poon and Vivienne Wun Chow Poon	**Same As New Owner**	
(NAME)	(NAME)	**072-15-0-315 00**
2516 Pennington Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **PAUL M. HOFFMANN AND PETER JAMES MARTINO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KA LEUNG POON AND VIVIENNE WUN CHOW POON, HUSBAND AND WIFE,** 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

Land in Davidson County, Tennessee, being Lot No 18 on the Plan of Belle Forest Subdivision of record in Plat Book 547, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 18 fronts 57 5 feet on the Southerly side of Cahal Avenue and extends back 185 5 feet on the Westerly line and 175 5 feet on the Easterly line with the Westerly margin of Pennington Avenue to the Northerly line of Lot No 19, measuring 56 4 feet thereon

Being the same property conveyed to Paul M Hoffmann and Peter J Martino, both unmarried, as Tenants in Common with the Right of Survivorship by Warranty Deed from Rebecca Ann Criddle and Jayson C Criddle, wife and husband of record in Instrument No 20130628-0066514 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on June 28, 2013

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 547, Page 33, 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 **1818 Cahal 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 7th DAY OF MARCH, 2025

Paul M Hoffmann

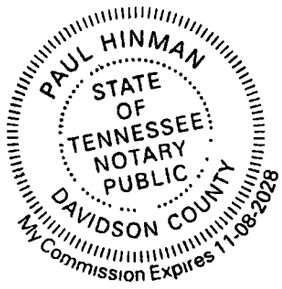
Peter James Martino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL M HOFFMANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)

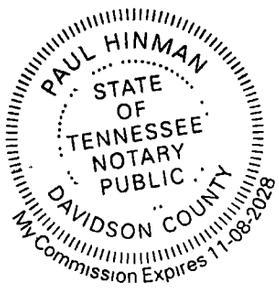


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER JAMES MARTINO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212