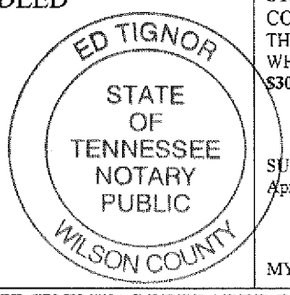
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $305,000.00

David Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 10, 2025

Notary Public

MY COMMISSION EXPIRES : 4/26/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Jeannette	Brian Jeannette	4411008800
(NAME) 105 Orchard Dr	(NAME) 105 Orchard Dr	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Hoffman, unmarried and Daniel Hoffman, married*

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

Brian Jeannette, an unmarried man

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, and being known and designated as all of Lot No. 187, Section A, Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat specific record is hereby made for a more particular description of said property.
Being the same property conveyed to David Hoffman, unmarried and Daniel Hoffman, married by deed from Bryan Smith, unmarried and Lacey Bosworth, unmarried, of record in Instrument No. 202406250047430, dated 6/25/2024, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **105 Orchard Dr, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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.

* Property never used as primary residence by either grantor

Karen Johnson Davidson County
Batch# 1258468 DEEDWARR
04/14/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250414-0027985

Witness my/our hand(s) this **10th day of April, 2025.**

David Hoffman

Daniel Hoffman

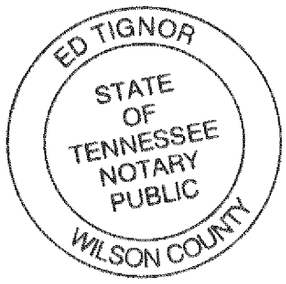
STATE OF Tennessee

COUNTY OF Wilson

On this 10th day of April, 2025, before me personally appeared David Hoffman and Daniel Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of David Hoffman and Daniel Hoffman.

Witness my hand at office on **10th day of April, 2025.**

Notary Public. My Commission Expires: 4/26/24



Certificate of Authenticity

I, Ryan Lux, 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 **April 10, 2025**.

Date

Affiant Signature

April 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY