WARRANTY DEED



STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$150,000.00**

David Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 14, 2025

Notary Public

MY COMMISSION EXPIRES : 4/26/29

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
David Hoffman and Daniel Hoffman	New Owners	5303029700
5419 Lebanon Rd		
Lebanon TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY 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,

Nicholas P Compton, a widower

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

David Hoffman, unmarried and Daniel Hoffman, married

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. 242, Section C, on the Plan of E. I. Dupont De Nemours Subdivision, Villag of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee. Said Lot No 242 fronts 57.0 feet on the westerly side of Elliston Street and runs back 61.0 feet on the northerly line and 61.1 feet on the southerly line to a dead line on which it measures 57.0 feet.
Being the same property conveyed to Nicholas P Compton, married by deed from Lucille L Gordon, of record in Instrument No. 200206130072109, dated 6/13/2002, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1508 Elliston Street, 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.

Karen Johnson Davidson County
Batch# 1260344 DEEDWARR
04/15/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20250415-0028847

Witness my/our hand(s) this **14th day of April, 2025.**

Nicholas P. Compton

STATE OF Tennessee

COUNTY OF Wilson

On this 14th day of April, 2025, before me personally appeared Nicholas P. Compton 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 he/she executed the same as the free act and deed of Nicholas P. Compton.

Witness my hand at office on **14th day of April, 2025.**

Notary Public. My Commission Expires: 4/22/24

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 04/15/2025 (date of document).

Affiant Signature

04/15/2025

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 04/15/2025

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

