NEW OWNER.

Charles Franklin Hoffmann &
Kayla Hoffmann Kennedy
7416 Sugar Camp Hollow Road
Fairview, Tennessee 37062

SEND TAX BILLS TO:
New Owner

Map & Parcel: 136 06 0 142.00

THIS INSTRUMENT PREPARED BY.

ROCHELLE, McCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

PREPARED FROM INFORMATION SUPPLIED BY PARTIES, NO TITLE SEARCH PERFORMED OR REQUESTED; NO TAX ADVICE GIVEN

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1311362 DEEDQC
08/18/2025 01:36 34 PM 3 pgs
Fees $17 00 Taxes $0 00
20250818-0065728

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **SHARON KAY HOFFMANN**, have this day bargained and sold and hereby do quitclaim and convey unto **CHARLES FRANKLIN HOFFMANN and KAYLA HOFFMANN KENNEDY, equally, as tenants in common**, their heirs, successors and assigns, forever, all of our interest in the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No 433 on the Plan of Priest Lake Park, Section 7-A, as shown by plat and survey of record in Book 5200, Page 107, 108, and 109, of the Register's Office for Davidson County, Tennessee, to which plan reference is

hereby made for a more complete and accurate description od said lot.

BEING the same property conveyed to Ronald F. Hoffmann and Sharon Kay Hoffman, a married couple, by Quitclaim Deed from Ronald F. Hoffmann dated March 3, 2022, of record as **Instrument No. 20220309-0026670**, in the Register's Office for Davidson County, Tennessee Ronald F Hoffmann and Sharon Kay Hoffmann remained married without intervening divorce or legal separation until his death on October 12, 2024, whereby the property vested in Sharon Kay Hoffmann as the surviving tenant by the entirety.

This is improved property known as **3509 Wood Bridge Drive, Nashville, Tennessee 37217.**

WITNESS MY SIGNATURE hereto this 30th day of May 2025.

SHARON KAY HOFFMANN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHARON KAY HOFFMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May 2025.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$0.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of May 2025.

NOTARY PUBLIC

My commission expires: 