WARRANTY DEED

Karen Johnson
Batch # 1315774
08/28/2025 01:49:46 PM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20250828-0069058

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

G-BR-25-2121

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)
The Marthe-Sophie Lagueux Perservation Trust and The James Carl Hoffman Revocable Trust	**The Marthe-Sophie Lagueux Perservation Trust and The James Carl Hoffman Revocable Trust**	
(NAME) **9566 Hampton Reserve Dr.**	(NAME) **9566 Hampton Reserve Dr**	**104-11-0-356.00**
(ADDRESS) **Brentwood, TN 37207**	(ADDRESS) **Brentwood, TN 37027**	
(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, **CLAIRE PROPERTIES, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES CARL HOFFMAN, TRUSTEE OF THE MARTHE-SOPHIE LAGUEUX PERSERVATION TRUST, A 50% UNDIVIDED INTEREST, AND JAMES CARL HOFFMAN, TRUSTEE OF THE JAMES CARL HOFFMAN REVOCABLE TRUST, A 50% UNDIVIDED INTEREST,** 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:

That certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 40 on the Map of St. Bernard Place, as of recorded in Book 161, Page 171, Register's Office for said County.

Said lot fronts 50 feet on the Southerly side of Bernard Avenue formerly St. Bernard Avenue, and runs back 143.78 feet on the easterly line and 143.34 feet on the westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Claire Properties, GP, a Tennessee General Partnership by Warranty Deed from Nancy Carr Kacena, an unmarried woman of record in Instrument No. 20211123-0155439 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 23, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, 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: **2121 Bernard Avenue, Nashville, Tennessee 37212**.

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 27 DAY OF AUGUST, 2025.

Claire Properties, GP

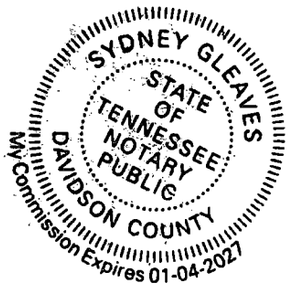
BY: _____
Ashley Dugger
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DUGGER, signing for CLAIRE PROPERTIES, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of CLAIRE PROPERTIES, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212