WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320730 DEEDWARR
09/10/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250910-0072314

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Kimbrue Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2025.

Marcia Escobar
Notary Public

MY COMMISSION EXPIRES: 10-25-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert N. Hoff II and Karen E. Hoff	New Owner	052-03-0-143.00
(NAME)	(NAME)	
419 Kinsey Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, **we Lisa K.A. Creasy and David C Allen D/B/A Culkay Investments**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert N. Hoff II and Karen E. Hoff, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 parts of Lots Nos. 54,55,82, and 83, on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum land in the 11th Civil District of said County.

Beginning at an iron pin in the easterly margin of Kinsey Boulevard at the common corners of Lots No. 53 and 54; and thence in a northerly direction along the eastern margin of Kinsey Boulevard 61.5 feet to an iron pin; thence continuing in the same direction 32 feet more or less to a point in the.easterly margin of Kinsey Boulevard; thence in an easterly direction to a point in the common lines of Lots No. 82 and 83, said point being 120 feet from an iron pin in the west side of Ward High- way; thence from said point in a southerly direction 50 feet to a point in the common line of Lots Nos. 83 and 84, said point being 120 feet from an iron pin in the westerly side of Ward Highway; thence from said point in a westerly direction along said line 30 feet to an iron pin; thence in a westerly direction along the southern line of Lot 54, 102.9 feet to the point of beginning.

Subject to a Permanent Easement and right of way for Street purposes in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Record Book 3912, Page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa K. A. Creasy and David C. Allen D/B/A Culkay Investments by Deed from David C. Allen and wife, Patricia Allen, and C. Jeffrey Creasy and wife, Lisa K. A. Creasy, dated 01/25/1996, of record in Book 9930, Page 738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 419 Kinsey Boulevard, Madison, TN 37115

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29th day of August, 2025.

Lisa K.A. Creasy

David C Allen D/B/A Culkay Investments

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa K.A. Creasy and David C Allen D/B/A Culkay Investments, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2025.

Notary Public:

My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/29/25 (date of document).

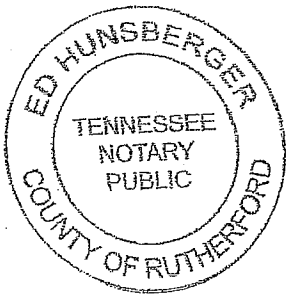
Affiant Signature

9/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10TH of SEPT, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26