THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38825-08-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me this 3rd day of November, 2025. Notary Public My Commission Expires:

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 1-24-2028

Karen Johnson Davidson County
Batch# 1341745 DEEDWARR
11/03/2025 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20251103-0087573

WARRANTY DEED

Address New Owner: James F. Hoffman, Jennifer L. Hoffman 203 Bonnalynn Drive Hermitage, TN 37076	**Send Tax Bills To:** Same as new owners	**Tax Information:** Map and Parcel No.: 07412012100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Stahl, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James F. Hoffman and Jennifer L. Hoffman, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 203 Bonnalynn Drive, Hermitage, TN 37076.

Jenna Stahl, spouse of Grantor, joins in the execution of the instrument to convey all marital interest that she may hold in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of November, 2025.

Jeffrey Stahl by Gerald G. Patterson, Atty In-Fact

Jeffrey Stahl by Gerald G. Patterson,
his attorney-in-fact

Jenna Stahl by Gerald G. Patterson, Atty In-Fact

Jenna Stahl by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey Stahl, and he is authorized by Jeffrey Stahl to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of November, 2025.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Eileen K. Hopkins
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jenna Stahl, and he is authorized by Jenna Stahl to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of November, 2025.

Eileen K. Hopkins
Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 186 on the plan of SECTION TWO (REVISED), HERMITAGE HILLS, as shown on Plat of record in Plat Book 2900, Page 112, Register's Office for said County, to which Plan of reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Stahl, unmarried, by Warranty Deed from Dustin White, unmarried, of record in Instrument No. 20140515-0041784, in the Register's Office of Davidson County, Tennessee, dated May 07, 2014, and recorded on May 15, 2014. Jeffrey Stahl having since married.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO (REVISED), HERMITAGE HILLS, as recorded in Plat Book 2900, Page(s) 112 and Revising the Plat Book 2900, Page 94.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3096, Page 5.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/3/25 (date of document).

Jennifer L. Pennell

11/3/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 11/3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028