Karen Johnson Davidson County
Batch# 1353239 DEEDWARR
12/03/2025 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,365.30
20251203-0095962

WARRANTY DEED

File No.: 2025-0589

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

Subscribed and sworn to before me on NOVEMBER 20, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Shirley Hoffman and Patricia Wilcox 720 Copper Branch Road Hermitage, TN 37076	**Same as Owner**	086-13-0B-023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CALIE H. NOFFSINGER, TRUSTEE OF THE CALIE H. NOFFSINGER LIVING TRUST, U/A DATED DECEMBER 23, 2024, AND CALIE NOFFSINGER, GUARDIAN FOR RHYS NOFFSINGER**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SHIRLEY HOFFMAN AND PATRICIA WILCOX**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Villa No. 1471 on the plan of Magnolia Farms Villas, Phase 2, Section 1, as shown on Exhibit"A-1 to the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190523-0049079, as corrected in Instrument No. 20190624-0060681, amended by Instrument No. 20220314-0029615 and Instrument No. 20240911-0070006, said Register's Office.

Being the same property conveyed to SETH NOFFSINGER, AN UNMARRIED MAN, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200731-0084401, dated July 30. 2020, said Register's Office.

SETH NOFFSINGER died intestate on or about July 30, 2024, leaving CALIE NOFFSINGER AND RHYS NOFFSINGER as his only Heirs-at-Law. For further reference, see Affidavits of Heirship of record in Instrument Nos. 20240820-0063782, 20241120-0090673, said Register's Office. Said affidavits were correct by Corrected Affidavit of Heirship dated November 20, 2025 and of record in Instrument No._20251203009596l__, said Register's Office. For further reference, see Quitclaim Deed of record in Instrument No. 20241120-0090674, said Register's Office

CALIE NOFFSINGER conveyed her interest in said property to CALIE H. NOFFSINGER, TRUSTEE OF THE CALIE H. NOFFSINGER LIVING TRUST, U/A DATED DECEMBER 23, 2024, by Quitclaim Deed of record in Instrument No. 20241227-010035, said Register's Office. See Certification of Trust dated November 20, 2025 of record as Instrument No.20251203009596O said Register's Office.

CALIE NOFFSINGER was appointed Guardian of the minor's property in the Probate Court for the Twentieth Judicial District of Tennessee at Davidson County (Nashville), Docket 25P2143 and granted

authority to convey the interest of minor, Rhys Noffsinger and execute this instrument on behalf of said minor as Guardian, by court order entered November 13, 2025 of record as Instrument No. 202512030095959_, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 720 Copper Branch Road, Hermitage, TN 37076.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on November 24, 2025.

Grantor:

The Calie H. Noffsinger Living Trust, U/A dated December 23, 2024

BY: Calie H. Noffsinger
Calie H. Noffsinger
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Calie H. Noffsinger, Trustee of The Calie H. Noffsinger Living Trust, U/A Dated December 23, 2024, the within named bargainor, 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, at office, this 24th day of November, 2025.

Notary Public

My Commission expires: 10-20-29

AMANDA R. B. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2029

Calie Noffsinger, Guardian for
Rhys Noffsinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Calie Noffsinger, Guardian for Rhys Noffsinger, the within named bargainor, 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, at office, this 24th day of November, 2025.

Notary Public

My Commission expires: 10-20-29



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/24/2025** [DATE].

AFFIANT SIGNATURE

11/24/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **24th** day of **November**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

