WARRANTY DEED

Karen Johnson
Batch # 1362955
12/30/2025 12:06:22 PM
Fees: $13.00 Taxes: $1,137.75

Davidson County
DEEDWARR
2 pgs

20251230-0103607

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$307,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE December 29, 2025

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal E. Calloni	CMG Mortgage	5303029700
(NAME) 1508 Elliston St	(NAME) 3160 Crow Canyon Rd , Ste 400	
(ADDRESS) Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Hoffman, unmarried and Daniel Hoffman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal E. Calloni, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 242, Section C, on the Plan of E. I. Dupont De Nemours Subdivision, Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee. Said Lot No 242 fronts 57.0 feet on the westerly side of Elliston Street and runs back 61.0 feet on the northerly line and 61.1 feet on the southerly line to a dead line on which it measures 57.0 feet.
Being the same property conveyed to David Hoffman, unmarried and Daniel Hoffman, married by deed from Nicholas P Compton, a widower, of record in Instrument No. 20250415-0028847, dated 4/15/2025, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1508 Elliston St, Old Hickory, TN 37138**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **29th day of December, 2025.**

David Hoffman

Daniel Hoffman

STATE OF Tennessee

COUNTY OF Wilson

On this 29th day of December, 2025, before me personally appeared David Hoffman and Daniel Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of David Hoffman and Daniel Hoffman.

Witness my hand at office on **29th day of December, 2025.**

Notary Public. My Commission Expires: 4/26/24

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**This property was never used as the primary residence of either Grantor.