Karen Johnson Davidson County
Batch# 1374503 DEEDWARR
01/30/2026 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20260130-0006740

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2026.

Notary Public
My Commission Expires: 4/26/26

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
James David Hoffman and John Daniel Hoffman 3112 Curd Rd, Mt Juliet, TN 37122	James David Hoffman and John Daniel Hoffman 3112 Curd Rd, Mt Juliet, TN 37122	Tax Map(s): 043- Parcel(s): 15-0-258.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
TEVIN D. FREGENE, AN UNMARRIED MAN,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JAMES DAVID HOFFMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY; AND JOHN DANIEL HOFFMAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 128 on the Plan of Section 2, Arrowhead Estates of record in Plat Book 5050, Page 83, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tevin D. Fregene, an unmarried man, by Warranty Deed from Barbara Jean Sadler and Darrell Eugene Sadler, wife and husband, dated 12/9/2019 and recorded 12/12/2019 in Instrument No. 20191212-0127998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This Is improved property known as: 252 Warrior Road, Madison, TN 37115

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of January, 2026.

Tevin D. Fregene

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

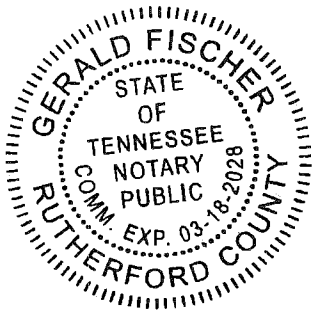
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Tevin D. Fregene, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of January, 2026.

Notary Public

My Commission Expires:

(SEAL)



Tennessee Certification of Electronic Document

I, Ed Tignor, 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 1/23/2026 (date of document).

Affiant Signature

1/23/2026

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 1/23/2026

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

