Karen Johnson Davidson County
Batch# 1374723 DEEDWARR
02/02/2026 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20260202-0007000

Warranty Deed

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of January, 2026. Notary Public My commission expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Johnathan Patty and Kelly Patty	New Owner	072-13-0-430.00
1118 Douglas Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN HOFFMAN AND NADEEN HOFFMAN, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNATHAN PATTY AND KELLY PATTY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 20, as shown on the map entitled Eastland Baptist Church Subdivision of Blocks "B"and "C" of Young Wilhoite's Plan of the Douglas Property, of record in Book 421, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CDH Properties LLC, a Tennessee limited liability company by Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II of record in Instrument No. 20230404-0024318 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 04, 2023.

Being the same property conveyed to John Hoffman and Nadeen Hoffman, husband and wife by Warranty Deed from CDH Properties LLC, a Tennessee limited liability company of record in Instrument No. 20241212-0096592 Register's Office for Davidson County, Tennessee, dated December 10, 2024 and recorded on December 12, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1118 Douglas Ave, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of January, 2026.

John Hoffman

Nadeen Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Hoffman and Nadeen Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Sarah Hazlewood
Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Certificate of Authenticity

I, Holly A. Mason, 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 January 23, 2026.

Affiant Signature

1/23/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

