Karen Johnson Davidson County
Batch# 1375602 DEEDWARR
02/04/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20260204-0007688

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 23rd day of January, 2026. Notary Public My commission expires: 12/19/2028

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:
John Hoffman and Nadeen Hoffman	CMG Mortgage, Inc	064-00-0-070.00
521 General Kershaw Drive	810 Crescent Centre Dr. Suite 320	
Old Hickory, TN 37138	Franklin, TN 37067	

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, **GEORGE BRAGG, III, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HOFFMAN AND NADEEN HOFFMAN, 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:

BEING a certain tract or parcel of real estate situated within the bound of Davidson County, Tennessee, and being further described as follows, to wit:

BEING a tract of land located on the westerly margin of General Kershaw Drive, and described according to a survey of James H. Ziegler, dated July 6, 1978, as follows:

BEGINNING at a point in the westerly margin of General Kershaw Drive, said point being northerly 2,433.89 feet from the northwesterly margin of Saundersville Road; thence leaving said margin, N 88 deg 24'53" W, 1,124.20 feet to a point in a fence line and the easterly margin of a private drive; thence along the margin of same, N 0 deg 30'34" E, 200.00 feet to a point; thence leaving said margin, S 88 deg 24'46" E, 1,122.73 feet to a point in the westerly margin on General Kershaw Drive; thence with the margin of the same, S 0 deg 5'23" W, 200.00 feet to the point of beginning and containing 5.15 acres, more or less.

Being the same property conveyed to George Bragg, III and wife, Maribel Bragg by Warranty Deed from Bobby A. Bass and wife, Sandra F. Bass of record in Instrument No. 20191223-0132340 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 23, 2019.

Being the same property conveyed to George Bragg III by Quitclaim Deed from Maribel Bragg of record in Instrument No. 20221018-0113750 Register's Office for Davidson County, Tennessee, dated October 18, 2022 and recorded on October 18, 2022.

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 521 General Kershaw Drive, Old Hickory, TN 37138, 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.

George Bragg, III

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 George Bragg, III, 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.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Maribel Bragg, spouse of George Bragg, III, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Maribel Bragg

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 Maribel Bragg, 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.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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

30th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

