Karen Johnson Davidson County
Batch# 1396541 DEEDWARR
03/24/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $675.25
20260324-0023307

WARRANTY DEED

File No. TN-26-272

NOTARY PUBLIC
Avalon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No.135517853
STATE OF TEXAS

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 182,500.00

Shasmeli Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 12th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) James David Hoffman	(NAME) NEW OWNER	044-15-0-043
(ADDRESS) 3112 Curd Road	(ADDRESS)	
(CITY) (STATE) (ZIP) Mt. Juliet, TN 37122	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) 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, **Jamie Lynn Lewis, Administrator of The Estate of Michael Wade Bay**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James David Hoffman, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, Being Lot No. 88 on the Plan of Section "A" Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael W. Bay, unmarried, by Warranty Deed from Timothy Clay Hall, Jr. and wife, Kristy Hall, dated 02/27/2004 and recorded 03/05/2004 in Instrument Number 20040305-0025670, in the Register's Office for Davidson County, Tennessee. The said Michael W. Bay, a/k/a Michael Wade Bay, subsequently died intestate on October 26, 2025. His estate is being administered in the Circuit Court of Davidson County, Tennessee, Docket No. 26P96.

This is property more commonly known as 711 Lawrence Street, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 12 day of March, 2026.

The Estate of Michael Wade Bay

By: Jamie Lynn Lewis, Administrator
Jamie Lynn Lewis, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jamie Lynn Lewis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administrator of the Estate of Michael Wade Bay, the within named bargainor, and that she as such Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Administrator.

Witness my hand this 12 day of March, 2026.

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notarial Officer

My Commission Expires:
1-24-2028

Certificate of Authenticity

I, Jamie Lynn Lewis, Administrator, 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 3-12-2026.

Date

Jamie Lynn Lewis, Administrator
Affiant Signature

3-12-2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of March, 2026.

Notary's Signature

My Commission Expires: 1-24-2028
Date

Notary's Seal (if on paper)

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY