Karen Johnson Davidson County
Batch# 1405229 DEEDWARR
04/14/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20260414-0030460

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Christine Reiner
124 Ray Avenue
Old Hickory, TN 37138

MORTGAGEE
Christine Reiner
124 Ray Ave
Old Hickory, TN 37138

SEND TAX BILLS
Mortgagee
New Owner

MAP-PARCEL:

053-16-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Wolf Hoffman, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christine Kay Reiner, a married woman** , 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Green Heights, as shown by plat of record in Book 1835, Page 112, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wolf Hoffman, a married man, by Warranty Deed from Ricky J. Stem, Sr., Clifford Eugene Stem, Brenda K. Connolly, and Donald W. Stem, as the heirs at law; joined by Ricky J. Stem, Sr., Executor of the Estate of Sarah Frances Stem, deceased, of record in Instrument No. 202502260014319, in the Register's Office for Davidson County, Tennessee, dated February 25, 2025 and recorded on February 26, 2025.

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 herein.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as **124 Ray Avenue Old Hickory, TN 37138.**

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 our hands this 10th day of April, 2026.

Wolf Hoffman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wolf Hoffmann, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 10/2/2028

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $XXXXXXXX
*$319,000.00

AFFIANT

Subscribed and sworn to before me this 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 4/10/26.

Affiant Signature

4/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of April, 2026

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON