Karen Johnson Davidson County
Batch# 1422695 DEEDWARR
05/20/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260520-0045353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11.26.2028

(AFFIX SEAL)

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires 11-26-2028

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Ann Ott and Jon Hurley, Joint Tenants with Right of Survivorship	Kayla Ann Ott and John Hurley (NAME)	
244 Hermitage Point Drive (ADDRESS)	678 James Ave (ADDRESS)	086-14-0D-022.00-CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Millie Hoffmann and John Hoffmann, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kayla Ann Ott and Jon Hurley, Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT 22 AS SHOWN ON THE HERMITAGE POINT, PHASE 2, CLUSTER LOT SUBDIVISION, PLAT OF RECORD IN INSTRUMENT NO. 20191004-0101983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MILLIE HOFFMAN AND JOHN HOFFMAN, WIFE AND HUSBAND BY WARRANTY DEED FROM SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20210108-0003901 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 05, 2021 AND RECORDED ON JANUARY 08, 2021.

MILLIE HOFFMAN IS ONE AND THE SAME PERSON AS MILLIE HOFFMANN.

JOHN HOFFMAN IS ONE AND THE SAME PERSON AS JOHN HOFFMANN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 244 Hermitage Point Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 12th day of May, 2026.

WARRANTY DEED
(Continued)

Millie Hoffmann AKA Millie Hoffman
Millie Hofmann aka Millie Hoffman

John Hoffmann aka John Hoffman
John Hoffmann aka John Hoffman

STATE OF Kansas
COUNTY OF Johnson

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

Witness my hand and official seal, this the 12th day of May, 2026

Notary Public

My Commission Expires: 06022027

(SEAL)

CHELLE L ANDERSON
Notary Public, State of Kansas
My Appointment Expires
June 02, 2027

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/12/26 (date of document)

Regina Sullo

Affiant Signature

5/14/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of May, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 5-9-2026