Name and Address of New Owner:
Mitzy Johnson
910 McMahan Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1456114 DEEDWARR
08/06/2026 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,405.63
20260806-0072397

Send Tax Bills To:
Crosscountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4751

Map & Parcel No: 108-04-0B-017.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Hoffman, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Mitzy Johnson, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 17, on the Plan of White Pine Estates, as of record in Instrument No. 20000713-0069319, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Hoffman, an unmarried man, by Warranty Deed from Scott Drozdowski and Corinna Drozdowski, husband and wife, of record in Instrument No. 20190524-0049606, Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 24, 2019.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **3473 White Pine Drive, Nashville, Tennessee 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS

OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2026.

_____(SEAL)
William Hoffman

STATE OF NEW YORK
COUNTY OF NEW YORK

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

Witness my hand and seal this 30th SP 7/30/26 31st day of July, 2026.

SHANEQUA N PARSONS
Notary Public - State of New York
NO. 01PA0023152
Qualified in Bronx County
My Commission Expires Apr 3, 2028

_____
Notary Public
My commission expires: 04/03/2028

## AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ New York )
COUNTY OF ~~DAVIDSON~~ New York ) SP 7/30/26

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
~~31~~st day of July, 2026.
~~30th~~ SP 7/30/26

Notary Public
My commission expires: 04/03/2028

SHANEQUA N PARSONS
Notary Public - State of New York
NO. 01PA0023152
Qualified in Bronx County
My Commission Expires Apr 3, 2028

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 7/30/26

Affiant Signature 7/30/26 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON