Karen Johnson Davidson County
Batch# 1468054 DEEDWARR
09/03/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260903-0082093

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9899-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2026.

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James David Hoffman and John Daniel Hoffman 4400 Lebanon Rd Lebanon, TN 37087	New Owner	096 11 0 079.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David M. Smith, Sr., an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **James David Hoffman, a married man, and John Daniel Hoffman, a married man** (individually and/or collectively, "Grantee"), 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. 617 on the Plan of CLOVER HILL SECTION NO. VIII as of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 617 fronts 60 feet on the East side of Templewood Drive and runs back 235 feet on the South line, 263.3 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 48 feet.

Being the same property conveyed to David M. Smith, Sr., by Quitclaim Deed from David M. Smith, Sr., and David M. Smith, Jr., unmarried persons, of record in Instrument No. 20240314-0017606, in the Register's Office of Davidson County, Tennessee, dated March 12, 2024, and recorded on March 14, 2024.

Being the same property conveyed to David M. Smith, Sr. a single man and my son David M. Smith, Jr., a single man, as joint tenants with right of survivorship, by Quitclaim Deed from David M. Smith, a single man, of record in Book 10333, Page 201, in the Register's Office of Davidson County, Tennessee, dated January 28, 1997, and recorded on January 28, 1997.

Being the same property conveyed to David M. Smith, by Warranty Deed from Edna B. Smith, of record in Book 5059, Page 757, in the Register's Office of Davidson County, Tennessee, dated August 20, 1976, and recorded on August 23, 1976.

This is improved property located at: **611 Templewood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 31st day of August, 2026.

GRANTOR:

David M. Smith, Sr.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David M. Smith, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

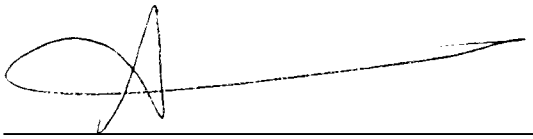
WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 8/31/26.



Affiant Signature — Date: 9/1/26

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9/1/26.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal