Karen Johnson Davidson County
Batch# 209882 DEEDWARR
03/26/2019 09:04:37 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20190326-0027073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Jordan Conn and Lauren Conn, husband and wife	Churchill Mortgage Corporation (NAME)	053-02-0-070.00
105 Newport Drive (ADDRESS)	761 Old Hickory Blvd, Suite 400 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bennie Mac Choate and Bettye Ruth Kash, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jordan Conn and Lauren Conn, husband and wife, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29, ON THE MAP OF FAIRWAY VIEW SUBDIVISION, OF RECORD IN BOOK 2900, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DONALD R. CHOATE, BY WARRANTY DEED FROM BARRY E. SHERRILL AND WIFE, KIMBERLY A. SHERRILL, OF RECORD IN INSTRUMENT NO. 20000127-0008874, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DONALD R. CHOATE HAVING SINCE DIED TESTATE ON JULY 2, 2018 AND BY HIS LAST WILL AND TESTAMENT, ADMITTED TO PROBATE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 18P-1293, DEVISED SAID PROPERTY TO BENNIE MAC CHOATE AND BETTYE RUTH KASH.

BENNIE MAC CHOATE EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF BETTYE RUTH KASH, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD IN RECORD INSTRUMENT NO. 20190326-0027072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 105 Newport Drive, Old Hickory, TN 37138
(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 22nd day of March, 2019.

WARRANTY DEED
(Continued)

The Estate of Donald R. Choate by Bennie Mac Choate,
Executor

BY: Bennie Mac Choate, Executor
Bennie Mac Choate, Executor

Bennie Mac Choate
Bennie Mac Choate

Bettye Ruth Kash by Bennie Mac Choate, as Attorney-in-fact
Bettye Ruth Kash by Bennie Mac Choate,
as Attorney-in-Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bennie Mac Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of the Estate of Donald R. Choate, Deceased, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2019.

Mary Birthright
Notary Public
My Commission Expires:
(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bennie Mac Choate, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2019.

Mary Birthright
Notary Public
My Commission Expires:
(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 22nd day of March, 2019, before me, a Notary Public, in and for said County and State, personally appeared Bennie Mac Choate, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bettye Ruth Kash, acknowledged that such persons executed the same as the free act and deed of the said Bettye Ruth Kash.

Witness my hand and official seal, this the 22nd day of March, 2019.

Mary Birthright
Notary Public
My commission expires:
(Seal)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072