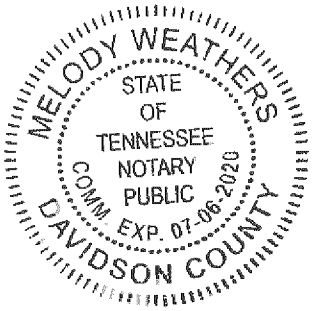


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $106,500.00.

Regina Sullo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of December, 2019.

NOTARY PUBLIC

My commission expires: 7-6-20

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 334603 DEEDWARR
12/26/2019 12:10:30 PM 2 pgs
Fees: $13.00 Taxes: $394.05
20191226-0133201

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Socheata Kuch	NEW OWNER	083034P00200CO
(NAME)	(NAME)	
1203 Roberta Street, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $106,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Chris J. Hohl and Heidi M. Hohl, husband and wife and Jamie Monica Hohl, joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Socheata Kuch**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 52 ON THE ORIGINAL PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT THE CENTER OF JOHNSON STREET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J. HOWARD SCOTT, BY DEED OF RECORD IN BOOK 530, PAGE 437, SAID REGISTER'S OFFICE; THENCE, WITH SCOTT'S NORTHERLY LINE EASTWARDLY 82.555 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE L.T. LEWIS STREET; THENCE, NORTHWARDLY WITH THE WESTERLY LINE OF LEWIS LOT, 165.65 FEET TO A POINT 250 FEET, SOUTH OF THE CENTER LINE OF CARTER STREET; THENCE, WESTWARDLY 82.555 FEET, MORE OR LESS, TO THE CENTER OF JOHNSON STREET; THENCE, WITH SAID STREET, SOUTHWARDLY 165.65 FEET TO THE BEGINNING.

TRACT II: LAND IN DAVIDSON COUNTY. TENNESSEE, BEING PART OF LOT NO. 52 ON THE ORIGINAL PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF THE EASTERLY PART OF SAID LOT NO. 52 CONVEYED TO LOUISE H. LAZENBY, DECEASED, OF RECORD IN BOOK 1469, PAGE 428, SAID REGISTER'S OFFICE; THENCE, WESTWARDLY 50 FEET TO A POINT; THENCE, NORTHWARDLY 100 FEET TO A POINT; THENCE, EASTWARDLY 50 FEET TO A POINT; THENCE, SOUTHWARDLY 100 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Chris J. Hohl and Heidi M. Hohl, husband and wife and Jamie Monica Hohl, joint tenants with right of survivorship, by deed from Chris J. Hohl and Heidi M. Hohl, husband and wife, dated August 16, 2018, and recorded as Instrument No. 20180821-0082687, Register's Office for Davidson County, Tennessee.

This property is **unimproved** property known as: 1203 Roberta Street, Unit B, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of December, 2019.

Chris J. Hohl

Heidi M. Hohl

Jamie Monica Hohl

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris J. Hohl and Heidi M. Hohl, and Jamie Monica Hohl, the herein bargainor, 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 the 23rd day of December, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

Certificate of Authenticity

I, John A. Bell Jr. do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TN
County of Davidson
Signature

Personally appeared before me Delana Lowhorn a notary public for this county and state, John A. Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)