Karen Johnson Davidson County
Batch# 362610 DEEDWARR
02/25/2020 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $566.10
20200225-0020475

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $153,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of February, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Heidi M. Hohl and Christopher J. Hohl	SAME AS NEW OWNER	07412006200
(NAME)	(NAME)	
1705 Grandy Place		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Judy A. Alexander, an unmarried woman and Sean E. Alexander, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Heidi M. Hohl and Christopher J. Hohl, wife and husband**, 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:

Land in Davidson County, Tennessee, being lot No. 568 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, Page 2, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Plantation Drive at the corner of lots 568 and 569; thence with the line between said lots, northerly 115 feet to a point; thence easterly 151.56 feet to the westerly margin of Bonnahurst Drive; thence with a margin of the same, southerly 90 feet to the beginning of a curb; thence with said curb southwesterly 39.27 feet to the margin of Plantation Drive; thence with the margin of the same, westerly 126.56 feet to the point of beginning.

Being the same property conveyed to Kenneth E. Alexander and wife Judy Ann Alexander by deed from Ben Curtis Crim and wife Jo Beth Crim, dated June 9, 1969 and recorded in Book 4311, page 292, Register's Office for Davidson County,

Being the same property conveyed to Judy Ann Alexander by deed from Kenneth E. Alexander, dated September 5, 1988, and recorded in Book 7648, page 546, Register's Office for Davidson County, Tennessee.

Sean Alexander joins in this conveyance to convey any interest he has in said property.

This property is __unimproved _X_improved property known as: 301 Bonnahurst Drive, Hermitage, TN 37076.

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 19th day of February, 2020.

Judy A. Alexander

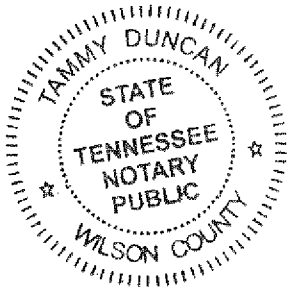
Sean E. Alexander

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy A. Alexander and Sean E. Alexander, 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 19th day of February, 2020.

Notary Public
My Commission Expires: 4/20/23



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

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY