Karen Johnson Davidson County
Batch# 392625 DEEDWARR
04/28/2020 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200428-0044082

WARRANTY DEED

MELANIE HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
County of Rutherford

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: 9/19/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arielle N Jackson	~~Arielle N Jackson~~ LoanDepot.com LLC	
(NAME) 1744 Sprucedale Dr.	4800 N Scottsdale Rd Ste 3800 (NAME) ~~1744 Sprucedale Dr~~	175020E01700CO
(ADDRESS) Antioch, TN 37013	Scottsdale, AZ (ADDRESS) 85251 ~~Antioch, TN 37013~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Monica O'Hara**, **married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arielle N Jackson, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3105 on the Plan of Section Four, Old Hickory Commons, a planned unit development, as depicted in the Supplemental Declaration of Amended and Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Section Four of record at Instrument Number 20170602-0055284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monica O'Hara by virtue of that certain Warranty Deed dated February 27, 2018, and being of record at Instrument No. 20180307-0021420, in the amount of $167,990.00 in the Register's Office of Davidson County, Tennessee.

Monica O'Hara having since married Zackery Herbert Hollis and said Zackery Herbert Hollis joins in on this conveyance.

This conveyance is subject to all easements, restrictive covenants and conditions including those of record in Plat Book Instrument No. 20170315-0083582, 20070920-00112646, 20071213-0143334, 20080317-0026338, 20080710-0071087, 20081117-0113467, 20130322-0028759, 20140207-0011094, 20101222-0101832, 20170602-0055284 and 20190502-0040941,20060307-0026092, Book 3570, Page 11, Book 11124, Page 716, 20080709-0070604, 20081121-0114642 and 20161212-0130102, **located at** the Register's Office of Davidson County, Tennessee **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1744 Sprucedale Dr. Antioch, TN 37013
(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 hand this 24th day of April, 2020.

Monica O'Hara

Monica O'Hara

Herbert Hollis Zackery

Zackery Herbert Hollis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Monica O'Hara and Zackery Herbert Hollis** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of April, 2020.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

True Copy Certification

I, Melanie Harper, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY