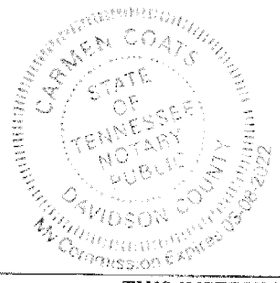
Karen Johnson Davidson County
Batch# 405788 DEEDWARR
05/26/2020 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200526-0054097

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Julie Baity
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2020.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Russell Teising	CHURCHILL MORTGAGE CORP	073-13-0-104.00
2607 Traughber Drive	1749 MALLORY LN STE 100	
Nashville, TN 37206	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KRISTIN HUFF GIFFORD FKA KRISTIN R. HUFF, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD RUSSELL TEISING, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 4 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 97 feet on the North side of Traughber Drive and runs back between lines, 153.7 feet on the West line and 156.1 feet on the East line to a dead line in the rear on which it measures 108 feet.

Being the same property conveyed to Kristin R. Huff, a single person by Warranty deed from The 2607 Traughber Drive Trust, First Jordan, LLC, as Trustee of record in Instrument No. 20100405-0024864 Register's Office for Davidson County, Tennessee, dated April 01, 2010 and recorded on April 05, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2607 Traughber Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2020.

Kristin Huff Gifford FKA Kristin R. Huff

STATE OF KENTUCKY
COUNTY OF CAMPBELL

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristin Huff Gifford FKA Kristin R. Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

JULIE MARDIS
Notary Public
Kentucky - State at Large
Commission Number 578971
My Commission Expires Jun 4, 2021

Notary Public
JULIE MARDIS

My Commission Expires: 06-04-2021

Justin Gifford, spouse of **Kristin Huff Gifford FKA Kristin R. Huff**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Justin Gifford

STATE OF KENTUCKY
COUNTY OF CAMPBELL

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Gifford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

JULIE MARDIS
Notary Public
Kentucky - State at Large
Commission Number 578971
My Commission Expires Jun 4, 2021

Notary Public JULIE MARDIS

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022