Karen Johnson Davidson County
Batch# 408381 DEEDWARR
06/01/2020 08:49:05 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20200601-0055839

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $284,900.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2020.

Briana Gage
Notary Public

My commission expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shawn William Eacott **Kimberly Marie Diokno Forbes**	new owner	**14906007200**
868 Dover Glen Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erica Hirsch and Brandon Hirsch, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn William Eacott , an unmarried man and Kimberly Marie Diokno Forbes, an unmarried woman as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 41 on the Final Plat of Oakwood Subdivision, Phase One, of record in Plat Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erica Hirsch and Brandon Hirsch, wife and husband, by Warranty Deed from Marion Youngblood, Jr., unmarried and Pamela D. Youngblood, unmarried, dated December 4, 2017, of record in Instrument No. 20171211-0125692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-20-868

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 868 Dover Glen Drive, Antioch, TN 37013.

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 in 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.

_____ Date: 5/28/20
Erica Hirsch

_____ Date: 5/28/20
Brandon Hirsch

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Erica Hirsch and Brandon Hirsch, the within named Grantor(s), 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, at office, this 28th day of May, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 11 30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER