Karen Johnson Davidson County
Batch# 413602 DEEDWARR
06/11/2020 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $765.90
20200611-0060013

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1564TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of May, 2020.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Matthew M. McClure 340 Flora Maxwell Rd. Nashville, TN 37211	**SAME AS NEW OWNER**	147-07-0-141.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Valerie Watts, n/k/a Valerie Sochocki, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew M. McClure, an unmarried man,** 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:

Property known as: 340 Flora Maxwell Rd., Nashville, TN 37211, County of Davidson

Beginning on the southerly margin of Flora Avenue at a point 50 feet west of the northwest corner of the property conveyed to Rosa Lee Burns by deed from Chester Maxwell, of record in Book 2343, Page 168, Register's Office for said County; thence with said Avenue westwardly 50 feet to the corner of lots nos. 19 and 20; thence with the line between said two lots southwardly 71.8 feet; thence south 80 degrees 16' east 50.8225 feet to a point, 50.825 feet west of the southwest corner of said Burns property; thence northwardly 80.8 feet more or less, to the beginning.

Being the same property conveyed to Valerie Watts, unmarried, by Warranty Deed from Dejuan Buford, a married man, and Four Points Community Development Corp., dated 07/14/2008 and recorded 07/29/2008 in Instrument No. 20080729-0077345, Register's Office for Davidson County, Tennessee. The said Valerie Watts is now known as Valerie Sochocki.

Leo Sochocki, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID: 147-07-0-141.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 340 Flora Maxwell Rd., Nashville, TN 37211

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 unemcumbered, 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 20th day of May, 2020.

Valerie Watts n/k/a Valerie Sochocki
Valerie Watts, n/k/a Valerie Sochocki

Leo Sochocki
Leo Sochocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2020, before me personally appeared **Valerie Watts, n/k/a Valerie Sochocki and Leo Sochocki**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of May, 2020.

Chasity Petty
Notary Public
Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

LTE File No.: 20-1564TN

NAME AFFIDAVIT

I, the undersigned, do hereby certify that Valerie Watts and Valerie Sochocki are one and the same person.

This the 20th day of May, 2020.

Valerie Sochocki

Valerie Sochocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 20th day of May, 2020.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 20, 2021

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

SHELLY M. WALLING
STATE OF TENNESSEE SEAL
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022