Karen Johnson Davidson County
Batch# 428113 DEEDWARR
06/29/2020 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200629-0070159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Bryan Hause
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 08/05/2023
(AFFIX SEAL)

ARETHA HUGHES
TENNESSEE NOTARY PUBLIC
ONLINE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

THIS INSTRUMENT WAS PREPARED BY
Brianna Bartelsmeyer Turner, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-052172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bria Evans	Same As Owner	163-02-0B-171.00-CO
(NAME)	(NAME)	
752 Pippin Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRYAN HAUSE, UNMARRIED,

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

BRIA EVANS, AN UNMARRIED WOMAN,

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 Unit no. 163, on the Horizontal Property Regime or Berkeley Hall Townhomes, Section 2, as recorded in the Master Deed of record in Instrument No. 20061127-0146201 and amended in Instrument No. 20070705-0079992, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Curtis Miller and wife, Ethel L. Miller by Warranty deed from H and B Builders, LLC of record in Instrument No. 20080828-0088613 Register's Office for Davidson County,

NotaryCam DocID:5ee93804f0d57e743550d8c0

Tennessee, dated August 28, 2008 and recorded on August 28, 2008. (Value or consideration as shown in aforementioned deed $116,500.00.)

Being the same property conveyed to Bryan Hause by Warranty deed from Ethel L. Miller, unmarried of record in Instrument No. 20180807-0077603 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 07, 2018. (Value of consideration shown in aforementioned deed $195,000.00.) Being also known as 752 Pippin Drive 163 Antioch, Tennessee 37013.

unimproved ☐
This is ☒ property, known as 752 Pippin Drive, Antioch, TN 37013
improved

(House No.) (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 our hands this 16 day of June, 2020.

Bryan Hause

Bryan Hause

STATE OF TENNESSEE

COUNTY OF Shelby

On this 16 day of June, 2020, before me personally appeared Bryan Hause, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed. **personally appeared by audio-video communication.**

Notary Public

My Commission Expires: 08/05/2023

ARETHA HUGHES
TENNESSEE NOTARY PUBLIC
ONLINE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

NotaryCam DocID:5ee93804f0d57e743550d8c0

True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020