This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

35469

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Kelly Hosket f/k/a Kelly Enright and spouse, Michael Hosket

First Parties, and

Chase Harriman and Hannah Harriman, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Gibson Heights, of record in Plat Book 1835, Page 133, 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. 85 fronts 80 feet on the Southerly side of McGinns Drive and extends back 184.06 feet on the Westerly line and 174.28 feet on the Easterly line to a dead line measuring 80.5 feet thereon.

Being the same property conveyed to Kelly Enright, a single woman by Deed dated June 3, 2016 from Brigette Pate and Michael A. Pate, wife and husband, recorded June 7, 2016, in Instrument Number 20160607-0057292, in the Official Records of Davidson County, Tennessee. The said Kelly Enright having since married and is now known as Kelly Hosket. Her spouse, Michael Hosket joins in this conveyance as to his marital interest in the subject property, if any.

OWNER:
Chase Harriman & Hannah Harriman
2420 McGinnis Drive,
Nashville, TN 37216

RESPONSIBLE TAXPAYER:
Caliber Home Loans
1525 S. Belt Line Rd.
Coppell, TX 75019

Karen Johnson Davidson County
Batch# 431235 DEEDWARR
07/06/2020 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,877.75
20200706-0072471

CLT # 07309008000

This improved property is commonly known as 2420 McGinnis Drive, Nashville, TN 37216

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Kelly Hosket f/k/a Kelly Enright × Michael Hosket

Kelly Hosket f/k/a Kelly Enright Michael Hosket

✓STATE OF TENNESSEE

✓COUNTY OF DAVIDSON

Personally appeared before me, Kelly Hosket f/k/a Kelly Enright and spouse, Michael Hosket , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of MARCH, 20 20.

✓ L. Ethan Treutle

Notary Public

L. ETHAN TREUTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ✓ September 06, 2022

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $507,500.00.

Ashley A Osburn
Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 2nd day of July, 2020.

Signature of Notary Public

Notary Seal

Kelly E Cox
Printed Name of Notary

9/7/2021
Commission Expiration

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

