WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 4-20-2024

(AFFIX SEAL)

ANGELA R WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-20-2024

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicolas Lee West	Churchill Mortgage	187090A22900CO
(NAME)	(NAME)	
4106 Alva Lane	~~761~~ 1749 Mallory Lane Ste 100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen Suzanne Rochelle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicolas Lee West, a single 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:

Land in Davidson County, Tennessee, being Lot No. 229, as shown on the plan of Burkitt Village, Phase Five, Section Two, of record in Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Karen Batten and Cory Batten, wife and husband by deed dated February 17, 2017 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170221-0017331, Register's Office for Davidson County, Tennessee. Thereafter the said Cory Batten conveyed his interest to Karen Batten now known as Karen Suzanne Rochelle by deed dated February 11, 2020 of record in Instrument No. 20200219-0018583, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4106 Alva Lane, Nolensville, TN 37135
(House Number) (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.

Karen Johnson Davidson County
Batch# 431309 DEEDWARR
07/06/2020 04:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20200706-0072576

Witness my/our hands this 2nd day of July, 2020.

Karen Suzanne Rochelle

Karen Suzanne Rochelle

State of Tennessee
County of Davidson

On this 2nd day of July, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Karen Suzanne Rochelle, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 2nd day of July, 2020.

Notary Public J. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-West

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-20-2024

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024