WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023
(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christina Michelle Winchester	Keller Mortgage, LLC dba Keller Mortgage	Parcel ID: 173090A733.00
(NAME) 4335 Barnes Cove Drive	(NAME) 4725 Lakehurst Court, Ste 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Denver R. Hockenberry n/k/a Denver R. Kinnison and Elsie E. Egan, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christina Michelle Winchester and Oscar Sebastian Oviedo Guerra, husband and wife**, 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:

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. 606 on the Plan of Section Two of Phase Eight, Lenox Village Subdivision, as of record in Plat Instrument No. 20070413-0044640. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Denver R. Hockenberry and Elsie E. Egan, husband and wife by Warranty Deed from Ben Goodman and Brittany Goodman, husband and wife dated March 30, 2015 and recorded April 1, 2015, at Reception No. 201504010028142 , in said Register's Office for Davidson County, Tennessee. Denver R. Hockenberry is now known as Denver R. Kinnison, by order entered January 5, 2017, In re: Name Change: Denver Richard Hockenberry, Docket No. 16-1211-III, in the Chancery Court for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 451386 DEEDWARR
08/06/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200806-0087411

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4335 Barnes Cove Drive, 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 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 5th day of August, 2020

Denver R. Hockenberry, n/k/a Denver R. Kinnison

by Elsie E Egan his attorney-in-fact

Denver R. Hockenberry, n/k/a Denver R. Kinnison, by Elsie E. Egan his attorney-in-fact

Elsie E Egan

Elsie E. Egan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Elsie E. Egan , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Denver R. Hockenberry, n/k/a Denver R. Kinnison, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Denver R. Hockenberry, n/k/a Denver R. Kinnison, for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elsie E. Egan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tamelka Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tamelka Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY