Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

14935

NEW OWNER:

BRENT HARRIS HOGUE
2100 CHANCE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
CHURCHILL MORTGAGE CORPORATION
1749 Mallory Ln, #100
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1166

Map & Parcel 109 4 A 3.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 458691 **DEEDWARR**
08/18/2020 09:45:55 AM 3 pgs
Fees: $18.00 Taxes: $1,389.17

20200818-0092545

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand Four Hundred Fifty and 00/100 Dollars ($375,450.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BLAKE E. CURRIE and wife, ASHLEY CURRIE,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRENT HARRIS HOGUE and KARINA G. HOGUE, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 3 on the Plan of Towering Oaks Phase One, as shown on the plat of the same of record in Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BLAKE E. CURRIE and ASHLEY CURRIE, husband and wife, by Warranty Deed from AVONEL RODRIGUEZ and JEREMY M. RODRIGUEZ, husband and wife, dated August 28, 2019, and of record in Instrument No. 20190904-0089300, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2100 CHANCE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20071127-0137704, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of August, 2020.

BLAKE E. CURRIE

ASHLEY CURRIE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BLAKE E. CURRIE and ASHLEY CURRIE**, 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 and official seal at office this 17th day of August, 2020.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$375,450.00**.

Brett Harris Hogue
AFFIANT

Sworn to and subscribed to before me this 17th day of August, 2020.

NOTARY PUBLIC

My commission expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020