	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ WILSON TN The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Liz Davis Affiant Subscribed and sworn to before me, this 26TH day of OCTOBER, 2020. Lissa G Broom Notary Public My commission expires: 7.16.2024

Karen Johnson Davidson County
Batch# 503385 DEEDWARR
10/29/2020 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20201029-0126051

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Hoscheid	**Guaranteed Rate Affinity, LLC**	**10812021000**
3304 Quail Run Court	**4410 North Ravenswood Avenue**	
Nashville, TN 37214	**Chicago, IL 60640**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Amy B. Levine, unmarried

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

Elizabeth A. Hoscheid, 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 Lot No. 45 on the plan of Section 3, Trailwood, of record in Book 6900, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy B. Levine and Mary K. Hooks, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Thu Thanh Le and Thanh Ngoc Le, also known as Le Ngoc Thanh, husband and wife, dated April 14, 1997, of record in Book 10420, Page 384, Register's Office for Davidson County, Tennessee. Amy B. Levine and Mary K. Hooks, both unmarried, as joint tenants with right of survivorship, conveyed subject property to Amy B. Levine, unmarried, by Quitclaim Deed, dated January 21, 2008, of record in Instrument No. 20080211-0013603, Register's Office for Davidson County, Tennessee. Amy B. Levine, married, conveyed subject property to Amy B. Levine and Melissa J. Sloan, a married couple, as joint tenants with right of survivorship, not as tenants-in-common, by Quitclaim Deed, dated September 8, 2014, of record in Instrument No. 20140915-0084393, Register's Office for Davidson County, Tennessee. Melissa J. Sloan conveyed her interest in subject property to Amy B. Levine, by Quitclaim Deed, dated November 14, 2018, of record in Instrument No. 20181128-0116098, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3304 Quail Run Court, Nashville, TN 37214.

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 in 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.

_____ Date: 10/23/20
Amy B. Levine

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Amy B. Levine, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of October, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 12.1.20

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

