Name and Address of New Owner:
Brenton D. Harrison
1203 Roberta Street
Nashville, TN 37206

Send Tax Bills To:
Brenton D. Harrison
1203 Roberta Street
Nashville, TN 37206

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 512717 DEEDWARR
11/09/2020 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20201109-0131914

Map & Parcel No: 083034P00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Socheata Kuch**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brenton D. Harrison, a married man, as his sole and separate property,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1201 ROBERTA DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A/K/A UNIT B, HORIZONTAL PROPERTY REGIME 1201 ROBERTA STREET, OF RECORD IN INSTRUMENT NUMBER 20190827-0086381, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPREHENSIVE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SOCHEATA KUCH BY WARRANTY DEED FROM CHRIS J/ HOHL AND HEIDI M. HOHL, HUSBAND AND WIFE, AND JAMIE MONICA HOHL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, RECORDED ON DECEMBER 26, 2019, OF RECORD IN INSTRUMENT NO. 20191226-0133201; AS CORRECTED IN INSTRUMENT NO. 20200226-0021574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CHRIS J. HOHL AND HEIDI M. HOHL, HUSBAND AND WIFE, AND MONICA HOHL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM CHRIS J. HOHL AND HEIDI M. HOHL, HUSBAND AND WIFE, DATED AUGUST 16, 2018, AND RECORDED AS INSTRUMENT NO. 20180821-0082687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHRIS J. HOHL AND HEIDI M. HOHL, HUSBAND AND WIFE, BY DEED FROM MIDORI A LOCKETT, AN UNMARRIED WOMAN, DATED 05/22/2015, OF RECORD IN INSTRUMENT NO. 20150526-0047952, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1203 ROBERTA STREET, UNIT B, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of November, 2020.

_____(SEAL)
Socheata Kuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2020, before me personally appeared Socheata Kuch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 5th day of October, 2020.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of October, 2020.

_____
Notary Public
My commission expires:_____
File No. 2020-1199

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, Tameika 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika 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
RUTHERFORD COUNTY