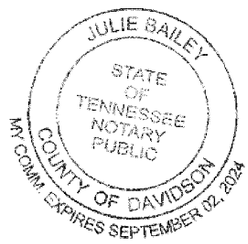
Karen Johnson Davidson County
Batch# 532894 DEEDWARR
12/14/2020 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20201214-0146839



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$277,000.00**

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2020.

Notary Public

My commission expires: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mitchel Seaman	**Movement Mortgage, LLC**	064-16-O D 173.00 CO
3857 Eliot Street	**8024 Calvin Hall Road**	
Denver, CO 80211	**Indian Land, SC 29707**	

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

KARL THOMAS KOCH AND WIFE, LINDSEY LEE BACQUE KOCH

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

MITCHEL SEAMAN, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot(s) 153, as shown on the map entitled Section Three, Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KARL THOMAS KOCH, by deed from LUNDEN DALE JOHNSON AND LINDSEY WALLER JOHNSON, HUSBAND AND WIFE, of record in Instrument No. 20190710-0067168, dated June 24, 2019, said Register's Office.

KARL THOMAS KOCH conveyed his interest to KARL THOMAS KOCH AND WIFE, LINDSEY LEE BACQUE KOCH, by deed of record in Instrument No. 20190813-0080559, dated August 7, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2508 Winter Springs Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 my/our hand(s) this 8 day of December, 2020.

KARL THOMAS KOCH

LINDSEY LEE BACQUE KOCH

State of Louisiana)

County of Parish of Lafayette

On this 8 day of December, 2020, before me personally appeared, **KARL THOMAS KOCH AND WIFE, LINDSEY LEE BACQUE KOCH** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: Lifetime

Notary Public

AMANDA K. VAUSSINE
Notary Public, State of LA.
Notary ID No. 131412

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

