Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 20121169

Karen Johnson Davidson County
Batch# 553016 DEEDWARR
01/12/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20210112-0005597

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Will L. Hagan III	Churchill Mortgage	
735 Tulip Grove #121	1749 Mallory Lane Ste 100	
Hermitage, TN 37076	Brentwood, TN 37027	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristiana M. Brockelsby, an unmarried woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Will L. Hagan III, single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 a/k/a Unit 121, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, as shown on the Plan recorded as Exhibit "B"in the Declaration of Covenants, Conditions, and Restriction for Tulip Cove Homeowners Association, Inc., of record in Instrument Number 20050525-0059119, as amended in Instrument Number 20080103-0000699 and Instrument Number 20120521-0043906, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristiana M. Brockelsby, an unmarried woman, by Warranty Deed from Aimee Butler F/K/A Aimee Bighen and Stephen William Butler, wife and husband, dated July 30, 2015, of record in Instrument No. 20150806-0078344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 735 Tulip Grove #121, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of January, 2021.

Kristiana M. Brockelsby

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristiana M. Brockelsby with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 4th day of January, 2021.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

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, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

