Karen Johnson Davidson County
Batch# 580109 DEEDWARR
03/01/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $967.55
20210301-0025126

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $261,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of February, 2021.

NOTARY PUBLIC

My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10630-AP

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tamara L. Hanson	Mortgage Investors Group	097020A67800CO
(NAME)	(NAME)	
1808 Riverburch Lane	8302 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christian A. Cupples and Hannah J. Cupples, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tamara L. Hanson , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 678 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christian A. Cupples and Hannah J. Cupples, husband and wife by Deed from Beazer Homes, LLC , a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation dated 9/29/2017 of Record in Instrument Number 20171002-0100564, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1808 Riverbirch Lane, Hermitage, TN 37076.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of February, 2021.

Christian A. Cupples

Christian A. Cupples

Hannah J. Cupples

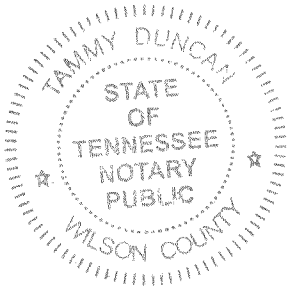
Hannah J. Cupples

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian A. Cupples and Hannah J. Cupples, the herein bargainor, 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 and official seal, this the 23rd day of February, 2021.

Notary Public
My Commission Expires: 4/22/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

