This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 591272 DEEDWARR
03/12/2021 03:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210312-0033501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 9th day of March, 2021.

Notary Public
My commission expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Heysha B. Ochoa Patino
212 Hickory Ridge Ct
Antioch, TN 37013

Send Tax Bill to:
New Owner at Property Address

Tax Information:
176-01-0 050.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged. **ALEXANDER KUSICH AND WIFE ALICE KUSICH,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HEYSHA B. OCHOA PATINO,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Final Plan of Hickory Woods Section A of record in Plat Book 6900, Page 511, and as corrected in Book 7582, page 167, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alexander Kusich and wife, Alice Kusich by deed dated November 4, 1996 from W.L. Bainbridge, Inc. of record in Book 10257, page 964, Register's Office for said County.

Subject to all Easements and Restrictions of record.

All matters shown on the Plan of record in Book 6900, page 511, and as corrected in Book 7582, page 167, Register's Office for said County.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument(s) of record in Book 7422, page 235, Book 7422, page 301, Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, and Book 9678, page 187, and By-Laws of record in Book 7932, page 648, Register's Office for said County.

Rules and Regulations of record in Instrument No. 20011015-0111957, Said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 212 Hickory Ridge Ct, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 9th day of March, 2021.

Alexander Kusich

Alice Kusich

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alexander Kusich and Alice Kusich,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022