Name and Address of New Owner:
Jeff Alan Sochor
1519 Winding Creek Drive
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 634939 DEEDWARR
05/13/2021 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210513-0064385

Send Tax Bills To:
Renasant Bank
2001 Park Place North, Suite 150
Birmingham, AL 35203

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

Map & Parcel No: 188100C15400 CO

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, **Ruth Oaihimire and Olusegun J. Ashade, wife and husband, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeff Alan Sochor, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Final Plat of Carothers Crossing, Phase 3, Section I of record in Plat at Instrument No. 20170523-0051054, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of the property.

Being the same property conveyed to Ruth Oaihimire and Olusegun J. Ashade, wife and husband, as joint tenants with the right of survivorship, by Quitclaim Deed from Ruth Oaihimire, a married woman, recorded on February 18, 2020, of record in Instrument No. 20200218-0017580, Register's Office for Davidson County, TN.

Being the same property conveyed to Ruth Oaihimire, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, recorded on February 12, 2018, of record in Instrument No. 20180212-0013800, Register's Office for Davidson County, TN.

This is improved property known as 1519 Winding Creek Dr., Nolensville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 11th day of May, 2021.

Ruth Oaihimire (SEAL)
Ruth Oaihimire

Olusegun Ashade (SEAL)
Olusegun J. Ashade

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11th day of May, 2021, before me personally appeared Ruth Oaihimire and Olusegun J. Ashade, 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 11th day of May, 2021.

KARLA LILLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2023

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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 $305,000.00, 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
11th day of May, 2021.

Notary Public
My commission expires: 7.17.24
File No. 2021-2554

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, John A. Bell Sr., 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, Leah Moore, a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

