Karen Johnson Davidson County
Batch# 641376 DEEDWARR
05/20/2021 03:06:15 PM 2 pgs
Fees: $13.00 Taxes: $7,585.00
20210520-0068925

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00.

Leigh Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2021.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040781

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brick Wendell Sturgeon and Victoria Debettencourt	Cardinal Financial Co.	
(NAME) 6232 Hillsboro Road	(NAME) P.O. Box 0054	158-02-0-010.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Palatine IL 60055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($2,050,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPER FREDERICK HOMRICH, TRUSTEE AND DEANNA GRIFFIN HOMRICH, TRUSTEE OF THE CHRISTOPHER AND DEANNA HOMRICH REVOCABLE TRUST, DATED SEPTEMBER 16, 2008, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRICK WENDELL STURGEON, JR. AND VICTORIA DEBETTENCOURT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the Robert L. Goodpasture tract, and described according to a survey made by Cantrell, Connell and Morrison Engineers in July, 1956, as follows:

Beginning at a point in the Easterly margin of Hillsboro Pike at the Northwest corner of the property conveyed to John G. Justice and wife, Frances L. Justice by Vaden Lackey, Jr., Trustee, of record in Book 4068, Page 904, Register's Office for said County; thence along Justice's Northerly line South 86 degrees East 500 feet to a point in the Westerly line of Edmund D. Milam and wife; thence along Milam's Westerly line North 28 degrees East 196 feet to a point in the Southerly margin of a 30 foot private drive; thence along said margin North 86 degrees West 500 feet to a point in the Easterly margin of said Hillsboro Pike; thence with the margin of same South 28 degrees West 196 feet to the point of beginning.

Being the same property conveyed to Christoper Frederick Homrich, Trustee and Deanna Griffin Homrich, Trustee of the Christopher and Deanna Homrich Revocable Trust Dated September 16, 2008 by Warranty deed from MDS Realty Investments, Inc. of record in Instrument No. 20150127-0007585 Register's Office for Davidson County, Tennessee, dated January 21, 2015 and recorded on January 27, 2015.

Being also known as 6232 Hillsboro Road, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6232 Hillsboro Road, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 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/our hand(s) this the 18th day of May, 2021

The Christopher and Deanna Homrich Revocable Trust Dated September 16, 2008

BY:_____
Christopher Frederick Homrich, Trustee

BY:_____
Deanna Griffin Homrich, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of May, 2021, before me personally appeared Christopher Frederick Homrich and Deanna Griffin Homrich, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of the Christopher and Deanna Homrich Revocable Trust, Dated September 16, 2008, the within named bargainor, a Revocable Trust, and that they as such Trustees executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the18th day of May, 2021.

_____
Notary Public

My Commission Expires: 5/2/22
(SEAL)

