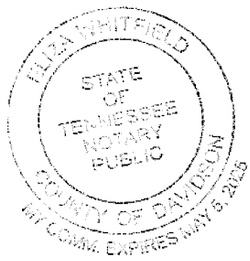
Karen Johnson Davidson County
Batch# 663083 DEEDWARR
06/23/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20210623-0084793

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $453,000.00 Affiant Subscribed and sworn to before me, this the 18th day of June, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael McCaffrey and Mary Catherine Hoffner	~~New Owner(s) JNH~~ Ally Bank	072-04-0-315.00
1423 A McAlpine Avenue	440 South Church Street	
Nashville, TN 37216	Charlotte, NC 28202	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEVI CHRISTIANSEN AND CASEY L. CHRISTIANSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. MCCAFFREY, AN UNMARRIED MAN AND MARY CATHERINE HOFFNER, AN UNMARRIED WOMAN**, AS **TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on the Plan of Resubdivision of Lot No. 23 on the Map of Country Club Estates Block C of record in Instrument No: 20030326-0039824 , 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 Dillon Bock, an unmarried man and Kristin Cardo, an unmarried woman by Warranty deed from Christopher Mebius Cantrell, married of record in Instrument No. 20160705-0068536 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 5, 2016.

Being the same property conveyed to Casey L. Christiansen and Levi Christiansen, wife and husband by Warranty deed from Dillon Bock and Kristin Cardo nka Kristin Bock of record in Instrument No. 20181116-0113248 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 16, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2021.

his attorney in fact

Levi Christiansen by Casey L. Christiansen, his Attorney-In-Fact

Casey L. Christiansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Casey L. Christiansen on behalf of Levi Christiansen, as his Attorney-In-Fact and Casey L. Christiansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2021.

Notary Public

My Commission Expires: 9-2-2024

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

