WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 510,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2021.

Notary Public

COMMISSION EXPIRES: 5-5-2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 720214 DEEDWARR
09/20/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20210920-0126156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Malyn Dann Winger Kelly Whitfield Wilson	Interline Mortgage Services LLC	072 14 4O 001.00
(NAME) 2412A North 16th Street	(NAME) 5875 N Sam Houston Pkwy W Suite 300	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Houston, Tx 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brian Hochradel and Brittany Hochradel, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Malyn Dann Winger, a single woman and Kelly Whitfield Wilson, a married man as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit A of the Homes at 2412 North 16th Street as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 2412 North 16th Street, a horizontal property regime with private elements and no general common elements of record in Instrument #201711280121381, Register's Office for County, Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Brian Hochradel and Brittany Hochradel, husband and wife, and Daniel C. Hochradel II and Lynn M. Hochradel, husband and wife, all as tenants in common with right of survivorship, by Warranty Deed from Rice Property Management, LLC, a Limited Liability Company, dated 05/31/2019 and recorded 06/03/2019 in Instrument Number 20190603-0052669 in the Register's Office for Davidson County, Tennessee and further conveyed to Brian Hochradel and Brittany Hochradel, husband and wife, by Quitclaim Deed from Daniel C. Hochradel II and Lynn M. Hochradel, husband and wife, as , dated 08/17/2020 and recorded 08/17/2020 in Instrument Number 20200817-0092126 in the Register's Office for Davidson County, Tennessee and further conveyed to Brian Hochradel and Brittany Hochradel, husband and wife, as tenants by the entirety, by Quitclaim Deed from Brian Hochradel and Brittany Hochradel, husband and wife, and Daniel C. Hochradel II and Lynn M. Hochradel, husband and wife, dated 08/05/2020 and recorded 08/21/2020 in Instrument Number 20200821-0094647 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2412A North 16th Street (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (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, successors 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, successors 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 our hands this 14th day of September, 2021.

Brian Hochradel

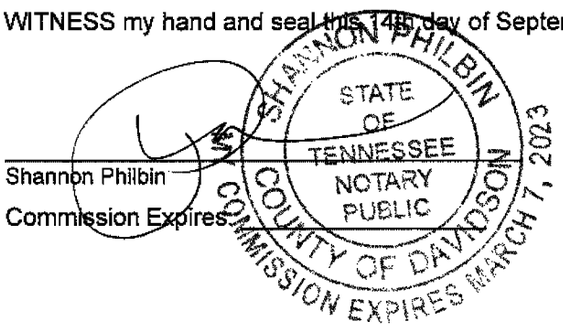
Brittany Hochradel

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brian Hochradel and Brittany Hochradel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2021.



Shannon Philbin

Commission Expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/17/2021 (date of document).

Affiant Signature

09/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025