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# 720963 DEEDWARR
09/21/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210921-0126826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $175,000.00.

Affiant

Subscribed and sworn before me this the 16th day of September, 2021.

Notary Public
My commission expires:

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Renard A Hirsch, Sr. | Churchill Mortgage Corporation | 042-11-0A 018.00CO |
| 1018 Heritage Drive | 1749 Mallory Lane, Suite 100 | |
| Madison, TN 37115 | Brentwood, TN 37027 | |

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, **BONNY M. BRINEY, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RENARD A HIRSCH, SR. AND RENARD A HIRSCH, JR., as joint tenants with rights of survivorship,** 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:

Being Unit NO. 1018 on the Plan of Heritage Village Condominium, of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Unit No. 1018 on the said section plat together with the carport designated number 1018, a family unit type No. E, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 4758, Page 179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonny M. Briney, by virtue of that certain Quit Claim Deed dated October 30, 2000, and being of record at Instrument No. 20001102-0108646 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Edward T. Briney, Jr. and wife, Bonny M. Briney by virtue of Warranty Deed dated October 20, 1993 at Book 9123, Page 75 in the said Register's Office.

FOR INFORMATION PURPOSES ONLY: 1018 Heritage Drive, Madison, TN 37115

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1018 Heritage Drive, Madison, TN 37115.

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 16th day of September, 2021.

Bonny M. Briney

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bonny M. Briney,** 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 16th day of September, 2021.

My commission expires:

7/9/2024

Notary Public



**Certificate of Authenticity**

I, Holly A. Mason, 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 9/16/21.

Holly A Mason
Affiant Signature

9/16/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of September, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22