Karen Johnson Davidson County
Batch# 722045 DEEDWARR
09/22/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20210922-0127705

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Renee Holley Nathan Zachary Bagby	Broker Solutions Inc. dba New American Funding	054 13 0 075.00
(NAME) 301 Brandywine Drive	(NAME) 14511 Myford Road # 100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Brian J. Hock, an unmarried man and Jeanne S. Hock, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Allison Renee Holley, an unmarried woman and Nathan Zachary Bagby, an unmarried man, tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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. 47, on the plan of Brandywine Farms, Section I, as shown on plat of record in Plat Book 3600, Page 80, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian J. Hock and Jeanne S. Hock, husband and wife by Warranty Deed from Robert Pittman and Deborah Pittman, husband and wife, dated 07/01/2013 and recorded 07/08/2013, of record in Instrument 201307080070182, Register's Office for Davidson County, Tennessee.

The said Brian J. Hock and Jeanne S. Hock having since divorced.

Subject To (1) All matters shown on the plat of record in Plat Book 3600, Page 80, (2) Covenants, conditions, easements and restrictions recorded in Book 3816, Page 544, and Amendments recorded in Book 3822, Page 851, Book 6371, Page 372, Book 9138, Page 45, Book 6691, Page 977, Book 3843, Page 951 and Instrument 200408050094257, (3) Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of recorded in Instrument 201408180074454, Register's Office for Davidson County, Tennessee.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 301 Brandywine, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of September, 2021.

Brian J. Hock

Jeanne S. Hock

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian J. Hock and Jeanne S. Hock,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1380777
Warranty Deed TN

202109220127705

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 09/21/2021 (date ~~of document~~).

Affiant Signature

09/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025