Karen Johnson Davidson County
Batch# 784948 DEEDWARR
01/05/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.13
20220105-0002031

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $484,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of December, 2021.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christa Michelle Seals (NAME)	New Owner (NAME)	083-03-4P-001.00-CO
1201 Roberta Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Chris J. Hohl and Heidi M. Hohl, husband and wife and and Jamie Monica Hohl, joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christa Michelle Seals**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1201 Roberta Drive, a Horizontal Property Regime with Private Elements, a/k/a Unit A, Horizontal Property Regime 1201 Roberta Street, of record in Instrument Number 20190827-0086381, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Chris J. Hohl and Heidi M. Hohl husband and wife, by Warranty deed from Midori A. Lockett, an unmarried woman of record in Instrument No. 201505260047952 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 26, 2015.

Being a portion of the same property conveyed to Chris J. Hohl and Heidi M. Hohl husband and wife and Jamie Monica Hohl, joint tenants with the rights of survivorship by Quit Claim deed from Chris J. Hohl and Heidi M. Hohl, husband and wife of record in Instrument No. 201808210082687 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 21, 2018.

Being the same property conveyed to Chris J. Hohl and Heidi M. Hohl, husband and wife and Jamie Monica Hohl, joint tenants with the right of survivorship by Quitclaim deed from Socheata Kuch of record in Instrument No. 20200226-0021575 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 26, 2020 and Scrivener's Affidavit recordeddated June 23, 2020, in Instrument No. 20200623-0067203.

This property is __unimproved _X_improved property known as: 1201 Roberta Street, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of December, 2021.

Chris J. Hohl

Heidi M. Hohl

Jamie Monica Hohl

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris J. Hohl and Heidi M. Hohl, and Jamie Monica Hohl, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 December 20th 2021.

Affiant Signature

12/29/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON