Karen Johnson Davidson County
Batch# 793599 DEEDWARR
01/20/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220120-0007783

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

File No. EM-21-1854

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg Loughman	New Owner	
(NAME)	(NAME)	
775 Evening Avenue	775 Evening Ave	174-13-0A-140.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37013	
(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, I/we, **Miso Hrgota and Chelsea A. Hrgota, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregg Loughman a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 140 on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20150211-0012821, 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 Miso Hrgota and Frano Hrgota and Chelsea A. King, as joint tenants with right of survivorship by Warranty deed from D'Juan Epps and Megan Epps, husband and wife of record in Instrument No. 20190607-0054949 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 07, 2019.

Being the same property conveyed to Miso Hrgota and Chelsea A. King, husband and wife by Quitclaim deed from Frano Hrgota, a married man of record in Instrument No. 20200501-0045981 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 01, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 775 Evening Avenue Antioch, Tennessee 37013.

This is property more commonly known as 775 Evening Avenue, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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/our hand this 11th day of January, 2022.

Miso Hrgota

Chelsea A. Hrgota by Miso Hrgota, Attorney-In-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2022, before me personally appeared Miso Hrgota, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of January, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Miso Hrgota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Chelsea A. Hrgota, and that this instrument was executed on behalf of the said Chelsea A. Hrgota for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

202201200007782

Witness my hand and official seal this 11th day of January 2022.

Notary Public

My Commission Expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Manno, 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 1/11/21.

Date

Affiant Signature

1/11/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON