Karen Johnson Davidson County
Batch# 805143 DEEDWARR
02/14/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220214-0017038

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $220,000

Affiant Signature

Subscribed and sworn to before me on this the 2nd Day of Feb, 2022

Notary Public

My Commission expires 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Destenee J. Hogans
5170 Hickory Hollow Pkwy, # 177
Antioch, TN 37013

SEND TAX BILLS TO:
Destenee J. Hogans
5170 Hickory Hollow Pkwy, # 177
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID # 163050B17800CO

WARRANTY DEED

22NT00070

Effective the 2nd Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Caleb McCurry, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Destenee Jamilah Hogans, a single person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 143, on the Plan of Master Deed Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property as conveyed to Caleb McCurry, a single man by Warranty Deed from Katelyn Stafford, unmarried woman dated 07/19/2018 recorded 07/20/2018 in Book NA, Page NA, as Document Number 20180720-0071074, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the boundary plat recorded in Plat Book 9700, Page(s) 538, Register's Office for Davidson County.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10719, Page 425, Book 11167, Page 757, Book 11167, Page 759, Instrument Nos. 20031117-0167241, 20110208-0011084 and 20141231-0119109, Register's Office for Davidson County.
- Easement to Bell South, recorded in Book 11378, Page 991.
- Storm Water Detention Agreement recorded in Book 10506, Page 278.
- Deed of conveyance to Homeowners Association recorded in Book 11221, Page 249.
- Mill Park Homeowners Association Inc. Parking Rules recorded at Instrument No. 20080304-0021743.
- Mill Park Homeowners Association Inc. Rules and Regulations recorded at Instrument Nos. 20140717-0063137 and 20140902-0079467 - Termination recorded at Instrument No. 20150203-0009766.
- Any and all existing easements and restrictions as shown of record not stated herein

This is an improved property commonly known as: 5170 Hickory Hollow Parkway, Unit #177, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25th day of Feb, 2020

Caleb McCurry

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Caleb McCurry**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 3/3/2020

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 2/2/22.

Affiant Signature

2/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22