Karen Johnson Davidson County
Batch# 811192 DEEDWARR
02/24/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220224-0021371

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson @

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2022.

Notary Public
My commission expires: 6-18-25

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Hock and Linda Hock	James Hock and Linda Hock	**186030A16000CO**
305 Kara Lane	5149 Corelli Falls	
Nolensville, TN 37135	Round Rock, TX 78665	

FOR AND IN 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 ACKNOWLEDGE, WE,

Martin K Farris and Rebecca E Farris, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Hock and Linda Hock, Trustees of the James Hock and Linda Hock Revocable Trust Dated May 24, 2017

HEREINAFTER CALLED THE GRANTEES, 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. 160, on the Plan of Burkitt Commons, Phase I, of record in Instrument No. 20180119-0006002, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Martin K. Farris and Rebecca E. Farris, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 21, 2019, of record in Instrument No. 20190624-0061008, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 305 Kara Lane, Nolensville, TN 37135.

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 in 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.

_____ Date: 2/14/22
Martin K Farris

_____ Date: 2/14/22
Rebecca E Farris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Martin K Farris and Rebecca E Farris, the within named Grantor(s), 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, at office, this 14th day of February 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, **Nick Harris**, 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 2/14/2022

Affiant Signature

2/14/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of February, 20 22.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date