Karen Johnson Davidson County
Batch# 818752 DEEDWARR
03/09/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20220309-0027288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/26/2024

Melissa S. Dailey STATE OF TENNESSEE NOTARY PUBLIC Williamson County

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1865

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Lady Paraluman Obedos and James Michael Organ	Churchill Mortgage Corporation	087-13-105.00
4507 Brooke Valley Drive	1749 Mallory lane, Suite 100	
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEARLIE O. RAZON, A MARRIED WOMAN

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

LADY PARALUMAN OBEDOS AND JAMES MICHAEL ORGAN

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 Lot 174B, Zone Lot division of Lot 174, Plan of Valley Grove Subdivision, Section II, as shown on plat of record in Plat Book 6050, page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Gearlie O. Razon, a married woman, by Warranty Deed, from Gary L. Hart and wife, S. Claire Hart, dated March 6, 2007, recorded on March 14, 2007, in instrument no. 20070314-0031395, said Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 4507 Brooke Valley Drive, Hermitage, TN 37076

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), their heirs and/or 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), their heirs and/or 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 our/my hand on the 28th day of February, 2022.

Gearlie O. Razon

Gearlie O. Razon

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON CF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Gearlie O. Razon, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 28th day of February 2022.

Notary Public
My Commission expires: 12-21-2024

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 2/28/22

Kimberly Hollingshead, Esq.

2/28/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of February 2022.

Melissa S Dailey
Notary Signature

My Commission Expires 5/26/2024

