Karen Johnson Davidson County
Batch# 834935 DEEDWARR
04/05/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220405-0039291

THIS INSTRUMENT WAS PREPARED BY	STATE OF TN COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P22-4452-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022. Notary Public MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kaylee Urban	SecurityNational Mortgage Company	MAP:
607 Bradburn Village Circle	433 Ascension Way Ste. 400	PARCEL: 164-06-0B-053.00-CO
Antioch TN 37013	Salt Lake City, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DIANA L HORENZY, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLEE URBAN,** unmarried woman

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 Unit No. 53 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown on Exhibit " A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, 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 Diana Lynne Horenzy, an unmarried woman by Warranty deed from Lisa Garvon, a single person of record in Instrument No. 20191031-0111962 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on October 31, 2019.

Philip M. Hines, joins in this conveyance to convey any and all marital interest he may have in subject property as the spouse of Diana L. Horenzy.

This is UNIMPROVED ✠ IMPROVED property known as: **607 Bradburn Village Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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(s) this the 25th day of March, 2022.

Diana L. Horenzy
Diana L Horenzy

Philip M. Hines by Diana L. Horenzy Attorney-in-fact
Philip M. Hines

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diana L. Horenzy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of March, 2022.

My Commission Expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diana L. Horenzy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Philip M. Hines**, as his Attorney in Fact, as the free act and deed of the within named **Philip M. Hines**

Witness my hand and official seal this the 25th day of March, 2022.

My Commission expires 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 25, 2022.

Signature
March 25, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this March 25, 2022.

Notary's Signature

My Commission Expires: 4-13-25

