Karen Johnson Davidson County
Batch# 840289 DEEDWARR
04/18/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,160.80
20220418-0043896

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or ~~value~~, whichever is greater, for this transfer is $584,000.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2022.

Notary Public

My commission expires: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

**THIS INSTRUMENT WAS PREPARED BY**
**Lakeside Title & Escrow Series, LLC**
**854 Wren Road**
**Goodlettsville, TN 37072**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Alex D. Brockob**<br>**Victoria N. Ball** | **LoanDepot.com, LLC** | **098-06-0A-117.00** |
| **2053 Hawks Nest Court** | **26642 Towne Centre Dr.** | |
| **Hermitage, TN 37076** | **Foothill Ranch, CA 92610** | |

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 ACKNOWLEDGED, WE, **Daniel M. Darling and Angela D. Darling, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex D. Brockob, unmarried and Victoria N. Ball, unmarried, as joint tenants with rights of survivorship,** 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:

Property known as: 2053 Hawks Nest Court, Hermitage, TN 37076, County of Davidson

Land in Davidson County, Tennessee, being Lot 109, Phase 1, Section B, Bridgewater, as shown on plat of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of record at Instrument No. 20060608-0067982 and revised at Instrument No. 20080219-0016216, 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 Daniel M. Darling and Angela D. Darling, husband and wife, as joint tenants with rights of survivorship, by Warranty Deed from Tommy Maras and spouse, Robin Maras, dated 10/31/2014 and recorded 11/10/2014 in Instrument No. 20141110-0103515, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 098-06-0A-117.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 2053 Hawks Nest Court, 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 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.

Witness my/our hand(s) this 4th day of April, 2022.

Daniel M. Darling

Angela D. Darling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2022, before me personally appeared **Daniel M. Darling and Angela D. Darling**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 4th day of April, 2022.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4/17/2023



202204180043896

**Tennessee Certification of Electronic Document**

I, Caleb Waters, 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 4/4/2022 (date of document).

Caleb Waters
Affiant Signature

4/8/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

