Karen Johnson Davidson County
Batch# 842635 DEEDWARR
04/20/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20220420-0045572

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2022.

Notary Public
My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

2022-122

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Hager and Natalie Hager	MOVEMENT MORTGAGE LLC	
5212 Cochran Drive	8024 CALVIN HALL RD	161-01-0B-026.00-CO
Nashville, TN, 37220	INDIAN LAND SC 29707	

WARRANTY DEED

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

Drew Townsend and Anna Grace Townsend, husband and wife,

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

Jonathan Hager and Natalie Hager, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Phase One, Aberdeen Woods of record in Plat Book 9700, Page 589, in the 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 Drew Townsend and Anna Grace Townsend, husband and wife by Warranty Deed from Houston Ross Ezell and wife Sarah Joyce Ezell of record in Instrument No. 20140703-0058828 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 3, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5212 Cochran Drive, Nashville, TN 37220.**

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 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 our hands this 8th day of April, 2022.

Drew Townsend

Anna Grace Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew Townsend and Anna Grace Townsend, 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 and official seal at Nashville, Tennessee, this 8th day of April, 2022.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 8, 2022.

Affiant Signature

April 8, 2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8TH day of April, 2022.

Notary Public

Notary's Seal:

