Karen Johnson Davidson County
Batch# 858432 DEEDWARR
05/19/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,575.83
20220519-0057838

WARRANTY DEED

State of Tennessee
County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,900.00

Affiant

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES: NOV 8 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Specialists, Inc., 8870 Cedar Springs Lane, Suite 208, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Tigue and Jacob Campbell	First Choice Lending Services, LLC, A Tennessee Limited Liability Company, ISAOA/ATIMA	148-05-0-052.00
(NAME)	(NAME)	
3741 Hillbrook Drive	9821 Cogdill Road, Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 15115

For and 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,

Casey Putman, unmarried,

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

Kristina Tigue, unmarried, and Jacob Campbell, unmarried, as tenants in common 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:

SITUATED in Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING Lot 191, on the Plan of Hillbrook Subdivision, Section II, of record in Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, further described as follows:

BEGINNING at a point in the easterly margin of Hillbrook Drive, said point being the common corner of Lots 191 and 192; thence, with the line between said two lots, southwestwardly, 128.9 feet to a point; thence, southeastwardly, 115 fee to the northerly margin of Willow Lane; thence, with the northerly margin of said Willow Lane, northeastwardly, 116.7 feet to the beginning of a curve; thence, around said curve to the left 39.3 feet to the easterly margin of Hillbrook Drive; thence, with the easterly margin of said Hillbrook Drive, northwestwardly, 87 feet to the point of BEGINNING.

BEING the same property conveyed to Casey Putman, an unmarried man, by Special Warranty Deed (Corporation) from Fannie Mae AKA Federal National Mortgage Association, dated 03-08-2018, and recorded in Instrument No. 201803150024719, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☑ Property, known as 3741 Hillbrook Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hands this 3 day of May, 2022.

SIGN HERE

Casey Putman

State of Tennessee
County of ~~Knox~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Casey Putman,** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON County, Tennessee this 3rd day of MAY, 2022.

Notary Public

My Commission Expires: NOV 8 2022

SIGN HERE

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shari L. Cross, 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 5/3/22 (date of document).

Shari L Cross
Affiant Signature

May 3, 2022
Date

State of TENNESSEE
County of KNOX

Sworn to and subscribed before me this 3rd day of May, 2022.

Notary Signature

NOTARY'S SEAL

My Commission Expires: 02.02.2025

