Karen Johnson Davidson County
Batch# 864881 DEEDWARR
05/31/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20220531-0062710

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED THOUSAND AND 00/100 (900,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Charles Crump and Beatrice Cochran (NAME)	First Choice Lending Services, LLC (NAME)	**119-01-0-486**
117 Valeria Street Nashville, TN 37210 (ADDRESS)	9821 Cogdill Rd., Ste. 2 Knoxville, TN 37932 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of May, 2022, the undersigned, **JONATHAN HAGER AND NATALIE HAGER, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHARLES CRUMP, A SINGLE MAN AND BEATRICE COCHRAN, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** COUNTY, State of **TENNESSEE**, having an address of **117 VALERIA STREET, NASHVILLE, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 83 on the map of Subdivision of Nos. 7, 8, 9, 10 and parts of other lots in Cumberland Nurseries, as of record in Book 332, Page 36, Register's Office for said County, to which plat reference is made for a more paticular description of said property.

Said Lot No. 83 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Jonathan Hager and Natalie Hager, husband and wife, by Warranty deed from Flatrock Partners, LLC, of record in Instrument No. 20160406-0032812, in the Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded April 6, 2016.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of May, 2022.

GRANTOR: Jonathan Hager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jonathan Hager**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of May, 2022.

Notary Public My Commission Expires



GRANTOR: Natalie Hager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Natalie Hager** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of May, 2022.

Notary Public My Commission Expires



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 24, 2022.

Tori Cole

Affiant Signature

Date: 5/24/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 24, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

