Karen Johnson Davidson County
Batch# 873962 DEEDWARR
06/21/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220621-0070065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $485,000.00 (Four Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of June, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Julia Anne Dolf and Dustin Steven Dolf<br>5716 St. Charles Court<br>Hermitage, TN 37076 | Churchill Mortgage Corp.<br>1749 Mallory Lane, Suite 100<br>Brentwood, TN 37027 | 09801011400 |

## 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, I/WE, **JERRY MCCOOL AND WIFE, NANCY MCCOOL**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JULIA ANNE DOLF AND DUSTIN STEVEN DOLF, WIFE AND HUSBAND**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 5 on the plan of final plat, St. Charles Place, of record in Plat Book 5200, Page 692, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Jerry McCool and Nancy McCool by deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-3, of record in Instrument No. 20121217-0115716, dated December 11, 2012 and recorded December 17, 2012, Register's Office for Davidson County, Tennessee.**

**Jerry McCool executes this instrument as Attorney-in-Fact on behalf of Nancy McCool, pursuant to the Power of Attorney recorded in Instrument No. __202206210070064_____, Register's Office for Davidson County, Tennessee.**

**Being also known as 5716 St. Charles Court, Hermitage, Tennessee 37076.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**5716 ST. CHARLES COURT**<br>**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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2022056488

**WITNESS,** this 13th day of June, 2022

Jerry McCool

Nancy McCool

By: Jerry McCool, as her Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 13th day of June, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry McCool** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of June, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 13th day of June, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry McCool**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Nancy McCool**, and acknowledged that he executed that same as the free act and deed of the said **Nancy McCool**.

WITNESS my hand and official seal this the 13th day of June, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.13.2022 (date of document).

Affiant Signature

6.13.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13TH day of JUNE, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25