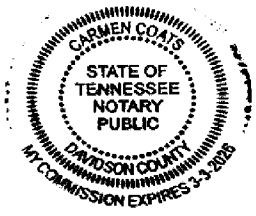
Karen Johnson Davidson County
Batch# 884248 DEEDWARR
07/05/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220705-0077484

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2022.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alex Braun and Rachel Braun	Churchill Mortgage Corp.	076-01-0D-086.00-CO
117 Dueler Drive	1749 Mallory Lane, Ste. 100	
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRAEDEN SORROW AND JULIANNE SORROW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX BRAUN AND RACHEL BRAUN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 86, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being of the same property conveyed to Braeden Sorrow and Julianne Sorrow, husband and wife and Daniel W. Sorrow and Robin J. Sorrow, husband and wife, by deed from Ole South Properties, inc., a Tennessee Corporation, dated November 20, 2018, appearing of record in November 28, 2018 instrument No. 20181128-0116095, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Braeden Sorrow and Julianne Sorrow, husband and wife, as tenants by the entireties by Quit-Claim deed from Braeden Sorrow and Julianne Sorrow, husband and wife and Daniel W. Sorrow and Robin J. Sorrow, husband and wife of record in Instrument No. 20200121-0007243 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on January 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 117 Dueler Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2022.

Braeden Sorrow

Julianne Sorrow

STATE OF FLORIDA
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Braeden Sorrow and Julianne Sorrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2022.

Notary Public

My Commission Expires: 04/05/2024

Ricardo Ignacio NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires April 05, 2024
No. GG 965770

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/05/2022 ____ (date of document).

Affiant Signature

07/05/2022

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025