Karen Johnson Davidson County
Batch# 887059 DEEDWARR
07/11/2022 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20220711-0079406

STATE OF TENNESSEE,
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $615,000.00

Bernardine Blanco
Affiant

Subscribed and sworn to before me, this 11th day of July, 2022.

Jennifer Russell
Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mohammed Hesen	**Churchill Mortgage Corporation**	**172150A07700CO**
132 Holt Hills Rd	1749 Mallory Lane Suite 100	
Nashville, TN 37211	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Cheryl Squibb, unmarried woman and Rachel Leonard now Hatch, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohammed Hesen, unmarried man and Rujin Hesen, unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Holt Woods- Section Five, of record in
Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby
made for a complete description thereof.

Being the same property conveyed to Cheryl Squibb, a single woman, and Rachel Leonard, a single woman, by Warranty Deed from Paul B French and wife, Kathryn R French, dated October 31, 2017, of record in Instrument No. 20171103-0112928, in the Register's Office for Davidson County, Tennessee. Rachel Leonard is now known as Rachel Hatch having wed Zachary Jameson Hatch who joins in the execution of this instrument to convey any interest he may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 132 Holt Hills Rd, Nashville, TN 37211.

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 in 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.

Rachel Hatch Date: 6/29/22
Rachel Hatch

Date: 6/29/22
Zachary Jameson Hatch

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Rachel Hatch and Zachary Jameson Hatch, the within named Grantor(s), 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, at office, this 29 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Cheryl L Squibb Date: 6-22-22
Cheryl Squibb

STATE OF Virginia
COUNTY OF Bristol City

Personally appeared before me, a Notary Public of said County and State, Cheryl Squibb, the within named Grantor(s), 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, at office, this 22 day of June, 2022.

Cathy Jo Slagle
NOTARY PUBLIC

My Commission Expires: 7-31-24

CATHY JO SLAGLE
NOTARY PUBLIC
REG. #7681517
MY COMMISSION EXPIRES
7-31-24
COMMONWEALTH OF VIRGINIA

Certificate of Authenticity

I, Megan Millsap, 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 6.29.22.

Date

Affiant Signature

6.29.22

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026