RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-9316-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 898492 DEEDWARR
08/03/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220803-0088538

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of August, 2022

NOTARY PUBLIC

My commission expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochelle Bodie 1000 Trevino Pl. Antioch, TN 37013	~~Same address as new owner~~ American Pacific Mortgage Corp. 3000 Lava Ridge Ct. Ste 200 Roseville, CA 95661	150-02-0A-008-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER MICHAEL HULSEY, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROCHELLE BODIE, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat for Townview Place of record in Plat at Instrument No. 20170628-0065024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Michael Hulsey, a single man from Moss Springs, LLC, a Tennessee limited liability company, by Warranty Deed dated 06/14/2019 and recorded 06/18/2019 in Instrument No. 20190618-0058446, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1000 Trevino Place, Antioch, TN 37013

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 1st day of August, 2022

GRANTOR(S)

Christopher Michael Hulsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Christopher Michael Hulsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of August, 2022.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/1/22 (date of document).

Affiant Signature

8/3/22
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County