39B

When recorded, return to:
Centennial Title Company, Inc.
30 Burton Hills Boulevard Suite 165
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18448-KS

Karen Johnson Davidson County
Batch# 902937 DEEDWARR
08/12/2022 01:42:43 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220812-0091903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2022.

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/4/24

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kristin Michelle Turner and Jacob Franklin Turner<br>7253 Riverfront Drive<br>Nashville, TN 37221 | Rocket Mortgage 1050<br>Woodward Ave Detroit, MI<br>48226-1906 | 126 16 0A 506.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

**Ben Hocker, a/k/a Benjamin Alexander Hocker, unmarried, and Brittanie Hocker, a/k/a Brittanie LeeAnn Hocker, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

**Kristin Michelle Turner and Jacob Franklin Turner, wife and husband**, 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. 281 on the Plan of Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, 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 Ben Hocker and Brittanie Hocker, husband and wife, by Warranty Deed from Deborah B. Bouressa and husband Don L. Bouressa, dated November 20, 2013 and recorded on December 05, 2013 in Instrument No. 20131205-0123940, Register's Office for Davidson County, Tennessee.**

**Ben Hocker is one and the same person as Benjamin Alexander Hocker. Brittanie Hocker is one and the same person as Brittanie LeeAnn Hocker. The Grantors became**

**divorced by final order dated July 22, 2022. See case no. 21D-540, Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee.**

This is improved property located at: **7253 Riverfront Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 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 GRANTEES, 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.

**IN WITNESS WHEREOF,** Grantors have executed this instrument on this 8th day of August, 2022.

GRANTORS:

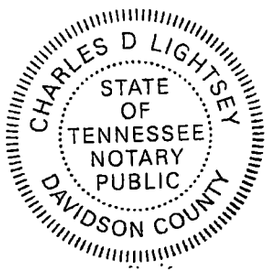
Ben Hocker, a/k/a Benjamin Alexander Hocker

Brittanie Hocker, a/k/a Brittanie LeeAnn Hocker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben Hocker and Brittanie Hocker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2022.




Notary Public
My Commission expires: 3/3/26