Karen Johnson Davidson County
Batch# 920123 DEEDWARR
09/22/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,729.75
20220922-0105269

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $467,500.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2022.

Notary Public

My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-17090-RL

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Taylor Martin **Mattie Bush**	New Owner	**004-00-0-087.00**
8188 Whites Creek Pike		
Joelton, TN 37080		

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, WE, **Floyd Hochstetler and wife, Millie Ruth Hochstetler**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Martin and Mattie Bush, husband and wife,** 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:

Property known as: 8188 Whites Creek Pike, Joelton, TN 37080, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Robert Waller Property of record in Plat Book 4460, Page 10, 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 Floyd Hochstetler and wife, Millie Ruth Hochstetler, by Warranty Deed from Sheila Barker, Administratrix of the Estate of Magaret Kirkcaldy Hargreaves, dated 03/27/2020 and recorded 03/30/2020 in Instrument No. 20200330-0033668, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 004-00-0-087.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 8188 Whites Creek Pike, Joelton, TN 37080.

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.

Witness my/our hand(s) this 16th day of September, 2022.

Floyd Hochstetler

Floyd Hochstetler

Millie Ruth Hochstetler

Millie Ruth Hochstetler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2022, before me personally appeared **Floyd Hochstetler and Millie Ruth Hochstetler**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of September, 2022.

Notary Public

Commission Expiration:

5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 22-1656TN

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 9-19-22.

Kathy Smith
Affiant Signature

9-19-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9-21-22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

