Karen Johnson Davidson County
Batch# 920750 DEEDWARR
09/23/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220923-0105806

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-VRES-22-0903

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine R. Hoy	**United Wholesale Mortgage LLC**	
(NAME)	(NAME)	
903 Kirby Avenue	**585 South Blvd E**	**107-14-0-028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOPHIA MARIE BARRINGHAUS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE R. HOY, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 373 on the Plan of Addition No. 4 to Miro Meadows, of record in Book 2083, Page 14, Register's Office for said County.

Said Lot No. 373 fronts 60 feet on the westerly margin of Kirby Drive and extends back 299.3 feet on the northerly line and 276.5 feet on the southerly line to a dead line in the rear measuring 64.2 feet thereon.

Being the same property conveyed to Brandon D. Crockett and wife, Amber N. Crockett by Warranty Deed from Michael L. Bochette and wife, Dana F. Bochette of record in Instrument No. 20010103-0001083 Register's Office for Davidson County, Tennessee, dated December 29, 2000 and recorded on January 03, 2001.

Being the same property conveyed to Sophia Marie Barringhaus, a single woman by Warranty Deed from Brandon D. Crockett and Amber N. Crockett, husband and wife of record in Instrument No. 20210604-0075434 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 04, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in the plat of record in Book 2083, Page 14, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Kirby Avenue, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF SEPTEMBER, 2022.

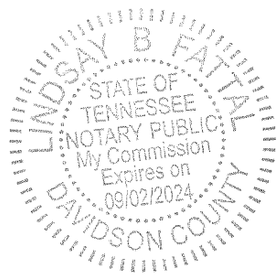
Sophia Marie Barringhaus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 22nd day of September, 2022.

Affiant Signature
Date 09/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON