Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 922430 DEEDWARR
09/28/2022 10:26:47 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00

20220928-0107167

39-B
File #22-1348

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kyle Mitchell Hocking and Heather Mayzell Hocking, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Ayres Serck and Matthew Grady Serck, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Part One, Evergreen Heights of record in Plat Book 1130, Page 19, in the Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 100.0 feet on the Westerly margin of Estes Avenue and extends back 300 feet between parallel lines to a dead-line in the rear.

Being the same property conveyed to Kyle Mitchell Hocking and Heather Mayzell Hocking, husband and wife by Warranty Deed from Grant Paul Rutledge and wife, Rebecca Elizabeth Rutledge of record in Instrument No. 20170118-0005380 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 18, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 4105 Estes Road, Nashville, TN 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Emily Ayres Serck**
**4105 Estes Road**
**Nashville, TN 37215**

**RESPONSIBLE FOR TAX PAYMENT**
New Owner

**TAX MAP-PARCEL #:**
**116-16-0-074.00**

**WITNESS THE EXECUTION HEREOF** this 23rd day of September, 2022.

**Kyle Mitchell Hocking**

**Heather Mayzell Hocking**

**State of Tennessee**
**County of Davidson**

On this 23rd day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kyle Mitchell Hocking and Heather Mayzell Hocking, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of** DAVIDSON **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,700,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of September, 2022.

Notary Public

My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023