WARRANTY DEED

File #2022-0453

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $805,000.00.

Margaret Smith
Affiant

Subscribed and sworn to before me on October 14, 2022.

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-20-2026

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 929991 DEEDWARR
10/14/2022 02:34:19 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50

20221014-0112914

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Melinda Krisann Hodges 1041 Beech Tree Lane Brentwood, TN 37027	Plains Commerce Bank 3905 West 49th St, 2nd Floor Sioux Falls, SD 57106	171-08-0A-083.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER DRIZEN AND LINDSAY HUNTER AKA LINDSAY M. HUNTER, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MELINDA KRISANN HODGES**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83, as shown on the map entitled Subdivision Plat of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER DRIZEN MARRIED TO LINDSAY HUNTER AKA LINDSAY M. HUNTER, by deed from KAREN M IRVIN, TRUSTEE OF THE KAREN M IRVIN LIVING TRUST DATED DECEMBER 14 2013, of record in Instrument No. 20190114-0003807, dated January 10, 2019, said Register's Office.

Lindsay Hunter is one and the same person as Lindsay M. Hunter and Lindsay Marie Hunter.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1041 Beech Tree Lane, Brentwood, TN 37027.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on October 13, 2022.

Grantor:

Christopher Drizen

Grantor:

Lindsay M Hunter by Her Attorney in Fact

Lindsay M. Hunter, by Christopher Drizen, Her Attorney-in-Fact

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher Drizen, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2022.

DAVID ROSENBAUM
COMM. #2337855
Notary Public - California
San Diego County
My Comm. Expires Nov. 20, 2024

Notary Public

My commission expires: 11-20-2024

STATE OF California
COUNTY OF San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher Drizen, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Lindsay M. Hunter, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lindsay M. Hunter, the within named bargainor, by the said Christopher Drizen, as such Attorney-in-Fact.

Witness my hand, at office, this 13th day of October, 2022.

Notary Public

My commission expires: 11-20-2024

DAVID ROSENBAUM
COMM. #2337855
Notary Public - California
San Diego County
My Comm. Expires Nov. 20, 2024