Karen Johnson Davidson County
Batch# 976639 DEEDWARR
03/03/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230303-0015342

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Hailie Carol Cochran	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 815 Westchester Drive	(NAME) Same as owner	04209009300
(ADDRESS) Nashville, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Clean Foreclosures USA, LLC, A Georgia Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hailie Carol Cochran, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 39 on the Plan of Section Two, Kemper Heights, as of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts 75 feet on the Southerly side of Westchester Drive and runs back between lines, 227.4 feet on the Westerly line and 209.3 feet on the Easterly line, to a dead line in the rear on which it measures 76.5 feet.

Being the same property conveyed to Clean Foreclosures USA, LLC, a Georgia Limited Liability Company, by virtue of that certain Warranty Deed dated July 26, 2022, and being of record at Instrument No. 20220727-0085545, in the amount of $314,900.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 815 Westchester Dr. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 23 day of February, 2023.

Clean Foreclosures USA, LLC, A Georgia Limited Liability Company

Michael J. Diethelm, Managing Member

STATE OF TENNESSEE GA
COUNTY OF DAVIDSON Forsyth

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael J. Diethelm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Clean Foreclosures USA, LLC, A Georgia Limited Liability Company , the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

WITNESS my hand and official seal at office this 23 day of February, 2023.

Notary Public

My Commission Expires: 12/5/24

STATE OF GEORGIA
LEONID SAKSON
Notary Public, Georgia
Forsyth County
My Commission Expires
December 05, 2024

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 March 2, 2023.

Signature
Date: March 2, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 2nd day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025