Karen Johnson Davidson County
Batch# 982305 DEEDWARR
03/20/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20230320-0019856

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $665,000.00.

Amanda Allen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of March, 2023.

Carmen Cantrell
NOTARY PUBLIC

My commission expires: 3/3/2026

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Randi Nannette Luna and Candie Dee Hopkins (NAME)	NEW AMERICAN FUNDING LLC (NAME)	054-14-0-024.00
302 Rolling Mill Road (ADDRESS)	15851 N DALLAS PKWY STE 1600 (ADDRESS)	
Old Hickory, TN 37138	ADDISON, TX 75001	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jimmy Cole, Jr. and Brandy Cole, a married couple,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Randi Nannette Luna and Candie Dee Hopkins, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 81, as shown on the map entitled Section Two, Brandywine Farms, of record in Book 3700, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JIMMY COLE, JR. AND BRANDY COLE, A MARRIED COUPLE, by deed from WALID AL-NIMRI AND JOYCE AL-NIMRI, HUSBAND AND WIFE, of record as Instrument No. 20210914-0123227, dated September 3, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 302 Rolling Mill Road, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of March, 2023.

Jimmy Cole, Jr.

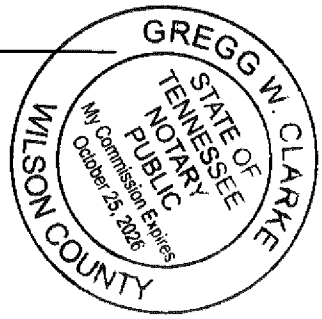
Brandy Cole

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 16th day of March, 2023.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 20, 2023 (date of document).

Affiant Signature

March 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023