Karen Johnson Davidson County
Batch# 990352 DEEDWARR
04/11/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20230411-0026133

WARRANTY DEED

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. DD-23-4125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Tulloch and Nia Nelson	New Owner	
(NAME)	(NAME)	
3401 Anderson Road, 55	3401 Anderson Rd #55	136-15-0B-063.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I/we, **Theresa Franklin Hill, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Tulloch, unmarried, and Nia Nelson, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 55 on the Plan of a Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in Plat Instrument No. 20010629-0068937, 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 Theresa Franklin-Hill by Corporate Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc, Alternative Loan Trust 2006-24CB, Mortgage Pass-Through Certificates, Series 2006-24CB by Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing LP, servicer and attorney in fact of record in Instrument No. 20120426-0035777 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on April 26, 2012.

This is property more commonly known as 3401 Anderson Road, 55, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of April, 2023.

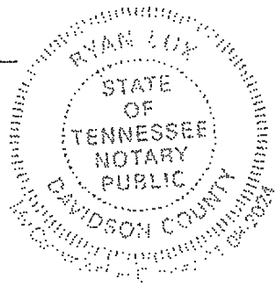
Theresa Franklin Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Theresa Franklin Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Holly A. Mason, 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 April 6 2023.

Affiant Signature

4/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of April 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026