Karen Johnson Davidson County
Batch# 990957 DEEDWARR
04/12/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,170.05
20230412-0026915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $586,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joanne Claire English and Philip Alexander English	SoFi Bank National Association	Parcel ID: 042-04-0-112.00 and
(NAME) 406 East Campbell Road	(NAME) C/O Sofi Lending Corp, 2750 East Cottonwood Parkway, Suite 300	
(ADDRESS) Madison, TN 37115	(ADDRESS) Salt Lake City, UT 84121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Hansen and Stacy Hansen, husband and wife and Andrew T. Hansen, a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joanne Claire English and Philip Alexander English, wife and husband,** hereinafter called the Grantees, their 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 2 on the Plan of 1st Revision of Lot 21 Bransford Realty Company's Amqui Subdivision, as shown on Plat of record in Instrument No. 20050617-0069471, in the Register's Office for said County, to which reference is hereby made for a more particular description of said Lot.

Being the same property conveyed to Bill Thornton and wife, Elaine Thornton by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc. its successors and assigns, as Nominee for Household Finance Corporation, dated February 25, 2004 and recorded March 23, 2004 in Instrument No. 20040323-0032689, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert Hansen and wife, Stacy Hansen by Warranty Deed from Bill Thornton and wife, Elaine Thornton, dated November 22, 2021 and recorded December 1, 2021 in Instrument No. 20211201-0158224, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded on March 28, 2023 in Instrument 20230328-0022457 to correct legal description.

Further being the same property conveyed to Robert Hansen and Stacy Hansen, husband and wife and Andrew T. Hansen, a single man, by Quitclaim Deed from Robert Hansen and wife, Stacy Hansen, dated November 22, 2021 and recorded December 1, 2021 in Instrument No. 20211201-0158226, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded on March 24, 2023 in Instrument 20230327-0021758 to correct legal description.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 406 East Campbell Road, Madison, TN 37115

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 our hands this 10 day of April, 2023.

Robert Hansen

Stacy Hansen

Andrew T. Hansen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert Hansen and Stacy Hansen, husband and wife and Andrew T. Hansen, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of April, 2023.

Notary Public

My Commission Expires: 7.17.23

(SEAL)

BRANDON WESLEY LIPPMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Tonya Loftin, 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 10, 2023

Date

Tonya Loftin

Affiant Signature

April 12, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of April, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)