Karen Johnson Davidson County
Batch# 992962 DEEDWARR
04/17/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $5,938.50
20230417-0028190

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343878

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

The actual consideration or value, whichever is greater, for this transfer is: $1,605,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public
My Commission Expires: 6-18-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren E. Grimes	New Owner	Tax Parcel ID No.
5622 Hillview Drive	CrossCountry Mortgage	159 00 0 161.00
Brentwood TN 37027	1795 International Way Idaho Falls, ID 83402	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hoo Vol, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren E. Grimes, an unmarried person**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two, Bokor Heights, of record in Book 4300, Page 1, said Register's Office, described as follows:

Beginning at a point in the Easterly margin of Hillview Drive at the common front corner of Lots Nos. 11 and 12 of said subdivision; thence, South 84 deg. 29' East 370.23 feet to a point, the common rear corner of Lots Nos. 11, 12, 13 and 14 on said plan; thence along the line between said Lots Nos. 12 and 14 Northwardly 254.72 feet to a point in the Southerly margin of Hillview Drive; thence along the margin of Hillview Drive Southwestwardly around a curve to the point of beginning, a distance of 351.13 feet.

Being the same property conveyed to Hoo Vol, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John A. Sorace and Sharon Sorace, husband and wife, of record in Instrument No. 20220119-0007234, in the Register's Office of Davidson County, Tennessee, dated January 11, 2022 and recorded on January 19, 2022.

Being the same property conveyed to John A. Sorace and wife, Sharon R. Sorace, by Warranty Deed from David Pleace and wife, Shirley Pleace, of record in Book 7847, Page 550, in the Register's Office of Davidson County, Tennessee, dated November 14, 1988 and recorded on May 23, 1989.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Bokor Heights, as recorded in Book 4300, Page 1.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5622 Hillview Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023.

Hoo Vol, LLC.

By: _____
Stephen Jennings, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen Jennings, 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 a Member (or other officer authorized to execute the instrument) of Hoo Vol, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of April, 2023.

_____
Notary Public



Certificate of Authenticity

I, Nick Harris, 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 14, 2023**.

Affiant Signature

4/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

