This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 997443 DEEDWARR
04/28/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230428-0031535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $430,000.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2023.

Notary Public
My commission expires: 3/3/2025

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angelina Kristine Varagona Jameson Kress Curnick 7121 Legacy Drive Antioch, TN 37013	Neighborhood Mortgage 1835 Lockaway Dr #300 Alpharetta GA 30004	182-06-0A 073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY H. COLTHARP AND JAMES N. COLTHARP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANGELINA KRISTINE VARAGONA, UNMARRIED AND JAMESON KRESS CURNICK, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 73, on the plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Timothy H. Coltharp and James N. Coltharp, by deed dated 09/14/2002, from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20020920-0115066, Register's Office for said County.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7121 Legacy Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of April, 2023.

Timothy H. Coltharp

James N. Coltharp

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy H. Coltharp and James N. Coltharp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2023.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-28-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-28-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th **day of** April **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM