This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20762-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2023.

Notary Public
My Commission Expires: 11-6-2024

Karen Johnson Davidson County
Batch# 999490 DEEDWARR
05/04/2023 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230504-0033081

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Reagan Quichocho 4863 Gillespie Drive Antioch, TN 37013	United Community Bank PO Box 7092 Troy, MI 48007-7092	148 14 0 298.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ruth E. Hatcher, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Reagan Quichocho, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 87A on the Plan of Haywood Forest, Section Three, revision of Lots 87-92, of record in Plat Book 5800 at page 285, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the Northerly boundary of Gillespie Drive said point being the common boundary of Lots 87 and 86 Haywood Forest, Section 3, revision of Lots 87-92, thence North 42 deg. 25 min. 26 sec. West 87.99 feet to a point; thence North 50 deg. 51 min. 58 sec. East 73.95 feet to a point; thence South 8 deg. 25 min. 56 sec. East 80.92 feet to a point; thence South 35 deg. 25 min. 31 sec. East 25.99 feet to a point, thence following the Northerly boundary of Gillespie Drive in a Westerly direction 27.47 feet to the point of beginning.

Being the same property conveyed to Ruth Elizabeth Hatcher, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D. C., of record in Book 8187, Page 532, in the Register's Office of Davidson County, Tennessee, dated August 29, 1990 and recorded on September 04, 1990.

This is improved property located at: **4863 Gillespie Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202305040033081

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. Whenever used, the singular number 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 ~~3rd~~ 2nd day of May, 2023

GRANTOR:

Ruth E Hatcher

Ruth E. Hatcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruth E. Hatcher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~3rd~~ 2nd day of May, 2023.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/2/23
MF

Affiant Signature

5/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

