Karen Johnson Davidson County
Batch# 1017874 DEEDWARR
06/22/2023 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,358.75
20230622-0047600

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2128

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2023

Notary Public

Commission Expires: 9-18-2023

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael T. Hoesche and Katie R. Hoesche 7705 Wilkinson Road Joelton, TN 37080	New Owner Michael T. Hoesche and Katie R. Hoesche 7705 Wilkinson Road Joelton, TN 37080	009-00-0-036

WARRANTY DEED

FOR AND IN 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,

Victoria J. Laurain and Alan R. Laurain, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael T. Hoesche and Katie R. Hoesche, husband and wife

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, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and as known as Job No. 84-237 as follows:

Tract 4:
Beginning at an iron pin in the Westerly margin of Wilkenson Road at the Southeast corner of this tract and being 775.22 feet Northwardly from the Northern line of the John W. Kincor Property of record in Deed Book 5079, page 173, Register's Office for Davidson County, Tennessee, as measured along the margin of Wilkenson Road; thence leaving said road South 87 degrees 41' 56" West 910.38 feet to an iron pin; thence North 02 degrees 27' 21" West 235.00 feet to an iron pin; thence North 87 degrees 41' 56" East 949.97 feet to an iron pin in the margin of said road; thence with the road the following calls: South 08 degrees 39' 42" West 44.84 feet to a point; thence South 06 degrees 45' 06" West 193.39 feet to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Victoria J. Laurain and Alan R. Laurain, wife and husband by Warranty deed from Carl Pitchford and Mary Ellen Martin, husband and wife, of record in Instrument No. 20170630-0066241 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 30, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7705 Wilkinson Road, Joelton, TN 37080

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 so 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.

Dated this the 20th day of June, 2023.

Victoria J. Laurain

Alan R. Laurain

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 20th day of June, 2023, before me personally appeared Victoria J Laurain and Alan R Laurain, 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 20th day of June, 2023.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
9/27/2026

TRUE COPY CERTIFICATION

Required under T.C.A. Section 66-24-101(d)(3) after July 1, 2021

I, Jill Simmons 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 June 20, 2023 (date of document).

Jill Simmons — 6/21/2023

Custodian's Signature — Date

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 21st day of June, 2023.

Notary Public

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY