Karen Johnson Davidson County
Batch# 1024141 DEEDWARR
07/10/2023 10 04 13 AM 2 pgs
Fees $13 00 Taxes $914 64
20230710-0052403

**Prepared By & Return To:**
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-1925

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,200 00

Teresa Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 day of July, 2023

Kim DeBerry
Notary Public

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm Expires
July 18, 2023

Commission Expires _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jael Doescher<br>906 Churchill Crossing<br>Madison, TN 37115 | New Owner | 034-03-0B-906 00 |

# 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,

**HarborView Capital Holdings, LLC, a South Carolina limited liability company**

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

**Jael Doescher, A Single Woman, As Sole Ownership**

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 Unit No 906 of Churchill Crossing Condominiums, Phase 5, Building 9, (the "Unit") and established by the Master Deed Churchill Crossing Condominiums of record in Book 7792, Page 915, and as amended by the First Amendment in Book 7804, Page 616, Second Amendment in Book 7845, Page 540, Third Amendment in Book 10635, Page 110, Fourth Amendment in Book 10996, Page 199, and Fifth Amendment in Instrument No 20050829-0103075, Register's Office for Davidson County, Tennessee Reference is hereby made to the Churchill Crossing Phase Plan of record as Exhibit "A" and Collective Exhibit B to the Fifth Amendment to the Master Deed of Churchill Crossing in Instrument No 20050829-0103075, for a more complete identification and description of such Unit Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in the Master Deed establishing Churchill Crossing Condominiums

Being the same property conveyed to Jessica Hill, an unmarried woman by Warranty deed from Edward A Sloan, Jr , an unmarried man of record in Instrument No 20201002-0114136 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 02, 2020 (Value of consideration shown in aforementioned deed $170,000 00 ) The said Jessica Hill aka Jessica Nicole Hill died unmarried and intestate on or about December 22, 2022 Reference is made to the intestate probate of record for Jessica Nicole Hill in the Seventh Circuit Court for Davidson County, in the State of Tennessee at Nashville under Docket No 23P74 in which, Ronda Joyce Papp, was appointed as Administrator Reference is made to the Affidavit of Heirship for Jessica Hill

that names, her mother, Rhonda Joyce Papp, as her sole heir of record in Instrument No 20230317-0019371, Register's Office for Davidson, County, TN

Being the same property conveyed to HarborView Capital Holdings, LLC, a South Carolina limited liability company by Warranty deed from Ronda Joyce Papp, unmarried and Ronda Joyce Papp, Administrator of the Estate of Jessica Nicole Hill of record in Instrument No 20230412-0026664 Register's Office for Davidson County, Tennessee, dated April 07, 2023 and recorded on April 12, 2023 (Value of consideration shown in aforementioned deed $160,000 00 )

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 906 Churchill Crossing, 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 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 10 day of July, 2023

**HarborView Capital Holdings LLC, a South Carolina Limited Liability Company**

**By:** _____
**Mark W. Weeks, Authorized Signor**

**STATE OF** South Carolina

**COUNTY OF** Charleston

**Before me,** Kim Miller **of the state and county mentioned, personally appeared Mark W. Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for HarborView Capital Holdings LLC, a South Carolina Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Mark W. Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

**Witness my hand and seal, at office, this** 10 **day of** July **, 2023.**

_____
**Notary Signature**
**My commission expires:** _____