Karen Johnson Davidson County
Batch# 1040977 DEEDWARR
08/22/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,378.35
20230822-0065281

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Nashville }

The actual consideration or value, whichever is greater for this transfer is: $372,527

Affiant Signature

Subscribed and sworn to before me on this the 13 Day of July, 2023.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Choctaw American Insurance Company, Inc.
10900 NE 4th St, 2300
Bellevue, WA 98004

SEND TAX BILLS TO:
Choctaw American Insurance Company, Inc.
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 07513018900

WARRANTY DEED
23NT00561

Effective the 20 Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Abbey Marie Sawl, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Choctaw American Insurance Company, Inc.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Being Lot No. 87, HERMITAGE HILLS Subdivision, as shown on plat of record in Plat Book 2900, Page 48 & 49, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Abbey Marie Sawl, unmarried by Warranty Deed from Marlys Lou Caquelin, unmarried dated 04/30/2018 recorded 05/01/2018 in Document Number 20180501-0041000, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 310 Bonnacroft Dr, Hermitage, TN 37076-1115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20 day of July, 2023

Abbey Marie Sawl aka Abbey Sawl-Sibley

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Abbey Marie Sawl aka Abbey Sawl-Sibley**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of July, 2023.

Notary Public

My Commission expires: 1, 25, 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Derek Anthone Sibley

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Derek Anthone Sibley**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of July, 2023.

Notary Public

My Commission expires: 1, 25, 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Derek Anthone Sibley joins in this deed for purposes of conveying marital interest

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/20/23 (date of document).

Affiant Signature

7/28/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

