RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-17359-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064917 DEEDWARR
10/26/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20231026-0083877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of Oct., 2023

NOTARY PUBLIC

My commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie M. Cuicchi 5616 Hearthstone Lane Brentwood TN 37027	~~Same address as new owner~~ Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	160-11-0-044

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($1,120,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HOWARD H. COCHRAN, JR., A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NATALIE CUICCHI, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Phase 7, Hearthstone, of record in Book 6250, page 935, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Howard H. Cochran, Jr., from Wayne H. Pirtle and wife, Dana C. Pirtle, by Warranty Deed dated October 27, 2005 and recorded October 31, 2005 in Instrument #20051031-0130770, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 5616 Hearthstone Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of October, 2023

GRANTOR(S)

Howard H. Cochran, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Howard H. Cochran, Jr., a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of OCT, 2023.

Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires: 11/6/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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** 10-25-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-25-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** October **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

