Karen Johnson Davidson County
Batch# 1066849 DEEDWARR
10/31/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231031-0085152

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public
My commission expires: 03/01/2023

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Joshua Christian River	**Legacy Home Loans, LLC DBA**	**176050A02200CO**
6732 Birchbrook Dr	**1036 Stearman Drive Suite 6**	
Antioch, TN 37013	**White House, TN 37188**	

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 ACKNOWLEDGE, WE,

EKRE of TN, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Christian River, unmarried man

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 Lot No. 39, Section C, Hickory Woods Estates, of record in Plat Book 6900, Pages 884-887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to EKRE of TN, LLC, a Delaware limited liability company, by General Warranty Deed from Heather Hatcher-Demith, an unmarried woman, dated October 26, 2022, of record in Instrument No. 20221101-0117945, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Heather Hatcher-Demith, an unmarried person, by Warranty Deed from Mallory Krogmeier, unmarried, dated August 14, 2009, of record in Instrument No. 20090821-0078973, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 6732 Birchbrook Dr, Antioch, TN 37013.

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 in 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.

_____ Date: 10-26-23

EKRE of TN, LLC
By: Edward Savidge
Its: Designated Signer

STATE OF NY

COUNTY OF Nassau

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Edward Savidge** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Designated Signer of EKRE of TN, LLC and that he is authorized by EKRE of TN, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of October, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/2025

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/26/23 (date of document).

Jennifer Russell
Affiant Signature

10/31/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of October 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL