WARRANTY DEED

Karen Johnson
Batch # 1100188
02/12/2024 03:02:33 PM
Fees: $13.00 Taxes: $1,332.00
Davidson County
DEEDWARR
2 pgs
20240212-0009778

File No. EY-23-586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shuruq Hassan and Cole Larsen	**New Owner**	
(NAME)	(NAME)	
3132 Kennebeck Place		151-01-0A-154.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Olivia Blake, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shuruq Hassan and husband, Cole Larsen**, HEREINAFTER CALLED THE GRANTEE, 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. 154 on the Plan of Chatham Pointe of record in Plat Book 6900, Page (s) 444 through 447, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Blake Stockard and Rachel Joy Stockard, husband and wife, by Warranty Deed from John Thomas Moore, III, a unmarried man of record in Instrument No. 20210602-0073607 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 02, 2021.

Being the same property conveyed to Jeffrey Blake Stockard by Quitclaim Deed from Rachel Joy Stockard of record in Instrument No. 20220921-0104999 Register's Office for Davidson County, Tennessee, dated August 14, 2022 and recorded on September 21, 2022. Instrument No. 20220921-0104999 erroneously referenced Plat Book 6900, Pages 477-447 and should have referenced Plat Book 6900, Pages 444-447 in the legal description.

Being the same property conveyed to Olivia Blake, not married, as the sole tenant by Quitclaim Deed from Jeffrey Stockard, not married of record in Instrument No. 20230425-0030438 Register's Office for Davidson County, Tennessee, dated April 22, 2023 and recorded on April 25, 2023. Jeffrey Stockard and Jeffrey Blake Stockard being one and the same person. Jeffrey Stockard is now known as Olivia Blake.

This is property more commonly known as 3132 Kennebeck Place, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 9th day of February, 2024.

Olivia Blake by LGH, Attorney-in-Fact

Olivia Blake by Leslie G. Hayes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson LGH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Leslie G. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Olivia Blake**, and that this instrument was executed on behalf of the said Olivia Blake for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20240212-0009777, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 9th day of February, 2024.

Notary Signature
My commission expires: 5-9-2026

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026