Karen Johnson Davidson County
Batch# 1106607 DEEDWARR
03/01/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240301-0014510

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Watson	New Owner	161090A02600C0
(NAME) 4803 Bevendean Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, WE,

MATTHEW C. OCHAB AND WHITNEY OCHAB, HUSBAND AND WIFE,

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

COURTNEY WATSON, AN UNMARRIED WOMAN,

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 Townhome Unit 4803 (a/k/a Unit 36) as set forth in the master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended, by first Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed as amended.

Being the same property conveyed to Matthew C. Ochab, an unmarried man by Deed dated October 30, 2009 from Regent Homes, LLC a Tennessee Limited Liability Company, recorded November 2, 2009, in Instrument Number 200911020100996, in the Official Records of Davidson County, Tennessee. The said Matthew C. Ochab having since married. His spouse Whitney Ochab joins in this conveyance as to her marital interest in the subject property, if any.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4803 Bevendean Drive, Nashville, TN 37211

LT&E File #20827

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(s) this 1st day of March, 2024

Matthew C. Ochab

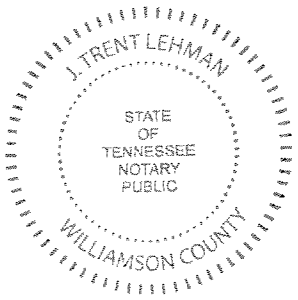
Whitney Ochab

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of March, 2024, before me personally appeared Matthew C Ochab and Whitney Ochab, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2024.

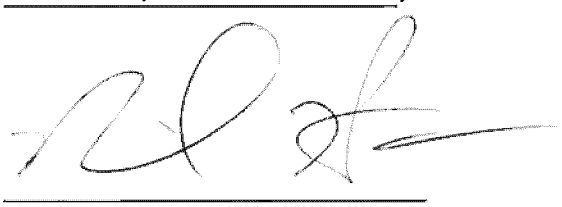
Notary Signature
My commission expires: 11/3/25



LT&E File #20827

Certificate of Authenticity

I, Nick Harris, 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 **March 1, 2024**.



Affiant Signature

3/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **March**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

