WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132297 DEEDWARR
05/08/2024 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $4,107.00
20240508-0033776

File No. AT-24-6482

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 10/20/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 NUMBERS
Ashley Kohorst and Evan Sieling	New American Funding, LLC	
(NAME)	(NAME)	
5316 General Forrest Court	14511 Myford Road, Suite 100	145-13-0-031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tustin, CA 92780	
(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, **Cathy Hassett, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Kohorst, an unmarried woman, and Evan Sieling, a single man, as joint tenants with right of survivorship**, 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. 163 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page (s) 65 and 66, 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 Robert S. Hite, unmarried by Warranty Deed from Joe Stampley, unmarried of record in Instrument No. 20030902-0126461 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on September 02, 2003.

Being the same property conveyed to Cathy Hassett, an unmarried woman by Warranty Deed from Robert S. Hite, an unmarried woman of record in Instrument No. 20231219-0097643 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on December 19, 2023.

This is property more commonly known as 5316 General Forrest Court, Nashville, TN 37215.

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 3rd day of May, 2024.

Cathy Hassett by Mary Kate Hassett Attorney in Fact
Cathy Hassett by Mary Kate
Hassett, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and **State, the within named** Mary Kate Hassett, with whom I am personally acquainted (or proved to **me on the basis of satisfac**tory evidence) and who acknowledged that she/he is Power of **Attorney for Cathy Hasset**t, and that this instrument was executed on behalf of the said Cathy **Hassett for the purposes t**herein contained pursuant to a Specific Durable Power of Attorney **being recorded simultaneo**usly herewith at Instrument No., in the Register's Office for Davidson **County, Tennessee.** 202405080033775

Witness my hand, at office, this 3rd day of May, 2024.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Certificate of Authenticity

I, Kinkra Spann, 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 05/03/2024.

Date

Affiant Signature

05/03/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of May, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY