This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4320-AJ

Karen Johnson Davidson County
Batch# 1190848 DEEDWARR
10/07/2024 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20241007-0077827

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2024.

Notary Public
My Commission Expires: 3-20-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebekah Swink 110 Orchard Drive Old Hickory, TN 37138	Churchill Mortgage Corporation 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	044 11 0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathy E. Bullion, Christina Anne Johnson, and Denicia Roberts**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rebekah Swink, an unmarried woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 152 of Section "A" on the PLAN OF SECTION "A" VILLAGE OF OLD HICKORY, as of record in Plat Book 1424, page 68, Register's Office for said County.

Said Lot No. 152 fronts 80 feet on the southwesterly margin of Orchard Drive and extends back 257 feet on the northwesterly line and 279.5 feet on the southeasterly line to a dead line, measuring 93.8 feet thereon.

Being the same property conveyed to Donald R. Bullion, by Warranty Deed from Marjorie C. Bullion, of record in Book 5146, Page 553, in the Register's Office of Davidson County, Tennessee, dated April 18, 1977 and recorded on May 12, 1977. The said Donald R. Bullion died on June 03, 2019, Intestate, devising subject property to Kathy E. Bullion, Christina Anne Johnson, Denicia Roberts. See Probate Case No. 20P424, in the Probate Court for Davidson County, Tennessee. Also see Affidavit of Heirship recorded in Instrument No. 20210910-0121715, in the Chancery court of Davidson County, Tennessee. Also see Affidavit of Heirship recorded in Instrument No. 202410070077826, for Davidson County, Tennessee.

This is improved property located at: **110 Orchard Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2024.

GRANTOR:

Kathy E. Bullion

Kathy E. Bullion

Christina Anne Johnson

Christina Anne Johnson

Denicia Roberts

Denicia Roberts

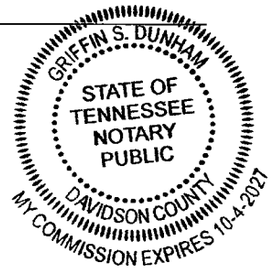
STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy E. Bullion, Christina Anne Johnson, and Denicia Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2024.

Griffin Dunham

Notary Public
My Commission expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-4-24.

Affiant Signature

10-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY