Instr:200004260041395 Page: 1 OF 2
REC'D FOR REC 04/26/2000 2:00:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: April 24, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 3918 Dickerson Road, Suite 107, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchel J. Kenitzer	S A M E	Map 75-7
(NAME)	(NAME)	
513 Dutchmans Drive		Parcel 13700
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

MARY W. RUSSELL, AN UNMARRIED WIDOW

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

MITCHEL J. KENITZER AND WIFE, HOLLY A. KENITZER ,

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:

BEING Lot No. 105 on the plan of Highlands of Tulip Grove, Section 3, of record in Book 4675 page 140 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Clyde M. Russell and wife, Mary W. Russell by instrument executed 11/30/93 and filed for record on 12/3/93 which is of record in Book 9175 page 266 Register's Office for Davidson County, Tennessee. The said Clyde M. Russell has since died on January 6, 1994, and Mary W. Russell is the surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 513 Dutchmans Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 24th day of April, 2000.

Died January 6, 1994
Clyde M. Russell

Mary W. Russell
Mary W. Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William B. Gregory, a Notary Public in and for said County and State, the within named ~~Clyde M. Russell and wife~~, Mary W. Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 24th day of April, 2000

Commission expires: April 24, 2002

William B. Gregory
William B. Gregory Notary Public

WILLIAM B. GREGORY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE