Name and Address of New Owner:
Linda K. Gentry
3118 Lebanon Pike
Nashville, TN 37214

Send Tax Bills To:
Linda K. Gentry
3118 Lebanon Pike
Nashville, TN 37214
This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 076-01-0-044.00

Karen Y Johnson Davidson County
Batch# 160371 DEEDWARR
11/15/2018 10:49:30 AM 5 pgs
Fees: $28.00 Taxes: $688.20
20181115-0112542

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Errett and Amy Errett, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Linda K. Gentry, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Oak Creek Subdivision of record in Plat Book 5200, Page 96, 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 William Errett and wife, Amy Errett by Warranty deed from David G. Roy and wife, Brenda J. Roy of record in Instrument No. 20070612-0070436 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 12, 2007. (Value of consideration shown in aforementioned deed $137,500.00.)

Being also known as 644 Rehnea Dr Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF OAK CREEK SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF PUBLIC RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of November, 2018.

William Errett by Amy Errett his atty in fact (SEAL)
William Errett by Amy Errett, his Attorney in Fact

(SEAL)
Amy Errett

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 13th day of November, 2018, before me personally appeared **Amy Errett**, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office at Los Angeles, (City) California, (State) this 13th day of November, 2018.

Lori Hayashi
Notary Signature
My commission expires: March 26, 2021

LORI HAYASHI
Notary Public – California
Los Angeles County
Commission # 2184850
My Comm. Expires Mar 26, 2021

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 13th day of November, 2018, before me personally appeared **Amy Errett**, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **William Errett**, and acknowledged that she executed the same as the free act and deed of the said **William Errett**.

Witness my hand, at Los Angeles, (City) California, (State) this the 13th day of November, 2018.

Lori Hayashi
Notary Signature

20181115011254?

LORI HAYASHI
Notary Public – California
Los Angeles County
Commission # 2184850
My Comm. Expires Mar 26, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of November, 2018.

See attached document

Notary Public
My commission expires:_____
File No. 2018-58

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th day of November, 2018, by
(1) Amy Errett
(and (2)_____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LORI HAYASHI
Notary Public – California
Los Angeles County
Commission # 2184850
My Comm. Expires Mar 26, 2021

Signature Lori Hayashi
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County