Karen Y Johnson Davidson County
Batch# 179903 DEEDWARR
01/02/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $266.40
20190102-0000403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December 2018.

Notary Public

My commission expires: 11/8/22

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Byron Garrett Rentz **Yvonne Louise Johnson Rentz**	New owner at	**04405015800**
118 Bridgeway Ave	property address	
Old Hickory, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, WE,

Douglas M. Trimble, unmarried

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

Byron Garrett Rentz and Yvonne Louise Johnson Rentz, husband and wife

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 parts of Lots 28 and 29 on the Plan of Rayon City Development Company, not of record, and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, March 3, 1950. Beginning at a point in the northerly margin of Old Hickory Boulevard 43.5 feet west of the west margin of an alley; thence North 1 deg. 34' East 15.4 feet to a point; thence North 25 deg. 04' West 53.6 feet to the line of Lots 27 and 28; thence with the line between said lots, South 66 deg, 11' West 110.1 feet to a point in the east margin of DuPont Avenue; thence with the margin of the same, South 28 deg. 56' East 22.7 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, North 89 deg. 46' East 111.5 feet to the point of beginning.

Being the same property conveyed to Douglas M. Trimble, by Warranty Deed from Joseph Holp and wife, Debra Holp, dated January 9, 2015, of record in Instrument No. 20150112-0003008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 547, Page 125, and Book 843, Page 13, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 118 Bridgeway Ave, Old Hickory, TN 37138.

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 in 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.

Douglas M. Trimble Date: 12-31-2018
Douglas M. Trimble

_____ Date: _____

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Douglas M. Trimble, the within named Grantor(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, at office, this 31 day of Dec, 2018.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019