Name and Address of New Owner:
Deborah J. Mohline and James A. Mohline
7449 Maggie Drive
Antioch, TN 37013

Send Tax Bills To:
Deborah J. Mohline and James A. Mohline
7449 Maggie Drive
Antioch, TN 37013

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 214685 DEEDWARR
04/05/2019 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20190405-0031316

Map & Parcel No: 182060A13700CO

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, **Jason Poenitske, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Deborah J. Mohline and James A. Mohline, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 133 on the Plan of Old Hickory Hills, Phase Two, Section One, as shown by plat appearing of record in Instrument No. 20030623-0086188, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jason Poenitske, married by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C. dated July 28th 2008 and recorded July 30th 2008 of record in Instrument No. 20070730-0077784 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 27th day of March, 2019.

_____(SEAL)
Jason Poenitske

_____(SEAL)
Tracy Poenitske

STATE OF Kansas
COUNTY OF Crawford

On this 27th day of March, 2019, before me personally appeared Jason Poenitske and Tracy Poenitske, to me known to be the person (or persons) described in 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, this 27th day of March, 2019.

Michael Heath Weidert
Notary Public
State of Kansas
My Appt Expires 12/15/21

_____
Notary Signature
My commission expires:

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 $219,000.00, 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
27th day of March, 2019.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-119

201904050031316

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212