Karen Johnson Davidson County
Batch# 290069 DEEDWARR
09/24/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20190924-0096752

ADDRESS NEW OWNER AS:
Kenneth Frederick Major
111 Canton Ct
Goodlettsville TN
37072

SEND TAX BILLS TO:
~~New Owner~~ Quicken
1050 Woodward Ave
Detroit MI 48226

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map &Parcel 026-06-0A-039.00-CO

THIS DEED OF CONVEYANCE, executed and delivered by **JAROD C. RICHERT**, unmarried, hereinafter called the Grantor, to **KENNETH FREDERICK MAJOR**, & unmarried hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot 39, on the Plan of The Final Plat of the Townhomes of Windsor Green, A Planned Unit Development, Section 1, as shown by plat of record in Plat Book 8250, Page 995, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

RESTRICTIONS: The above described property is subject to all matters as set forth in the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Windsor Green Goodlettsville, Tennessee, appearing of record in Book 11164, Page 69, as amended in Instrument No. 20011108-0122758, as further amended in Instrument No. 20140523-0044903, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of The Final Plat of the Townhomes of Windsor Green, A Planned Unit Development, Section 1, as shown by plat of record in Plat Book 8250, Page 995, said Register's Office.

Being the same property conveyed to Jarod C. Richert, unmarried, by deed from David Dial, married, recorded June 30, 2010 in Instrument No. 20100630-0051299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

JAROD C. RICHERT

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jarod C. Richert** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 19th day of September, 2019.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

My Commission Expires: _____

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~ Davidson)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$199,900.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 20 day of September, 2019.

My Commission Expires: 1-24-22

NOTARY PUBLIC/Register

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

