WARRANTY DEED

Karen Johnson Davidson County
Batch# 304013 **DEEDWARR**
10/22/2019 09:43:56 AM 2 pgs
Fees: $13.00 Taxes: $558.70

20191022-0108009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-18-23
(AFFIX SEAL)

CECILIA KENDALL NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Keynote Title, LLC
212 Oceola Ave
Nashville, TN 37209

File No.: 19KT00002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Henry James Dunklau, IV	Henry James Dunklau, IV	
(NAME) P.O. Box 2754	(NAME) P.O. Box 2754	075-11-0-179.00
(ADDRESS) Brentwood, TN 37024 (CITY) (STATE) (ZIP)	(ADDRESS) Brentwood, TN 37024 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-One Thousand And No/100 Dollars ($151,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES W. AMOS, MARRIED AND ROLANDA AMOS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY JAMES DUNKLAU, IV, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 101-A on the Plan of Zone Lot Division, Rachel's Square - Section Two of record in Plat Book 6250, Page 542, 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 James W. Amos and Rolanda Amos, as tenants in common with right of survivorship by Quitclaim deed from James W. Amos of record in Instrument No. 20071217-0144270 Register's Office for Davidson County, Tennessee, dated November 12, 2007 and recorded on December 17, 2007.

Being the same property conveyed to James W. Amos by General Warranty deed from Wanda F. Tauer of record in Instrument No. 20031230-0184185 Register's Office for Davidson County, Tennessee, dated December 19, 2003 and recorded on December 30, 2003.

James W. Amos makes oath that the herein described property is not, nor ever has been his martial residence.

This is improved property known as: 1010 Rachels Square Drive, Hermitage, Tennessee.

Map/Parcel # 07511017900

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 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 our hands this 15th day of October 15, 2019.

James W Amos by RA

James W. Amos by and through his Attorney-In-Fact, Rolanda Amos

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th of October, 2019, before me personally appeared **Rolanda Amos, Attorney-In-Fact for James W. Amos**, to me known (or proven to me on the basis of satisfactory evidence) to be the person described in herein and who executed the foregoing instrument on behalf of **James W. Amos**, and who further acknowledged that she is the **Attorney-In-Fact** for **James W. Amos**, and she is authorized by **James W. Amos** to execute this instrument on his behalf.

Cecilia Kendall

Notary Public

Commission expires: 9-18-23

Rolanda Amos

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2019, personally appeared before me, a Notary Public, **Rolanda Amos** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument, and who acknowledged that she executed the herein described document for the purposes herein contained.

Cecilia Kendall

Notary Public

My Commission Expires: 09-23-2019