Name and Address of New Owner:
Marvin Herbert Eichorn
109 BURNT HICKORY LANE
JOHNSON CITY, TN 37604

Send Tax Bills To:
FIRST BANK
318 SEABOARD LANE #205
FRANKLIN, TN 37067

This Instrument Prepared By:
Traci Sellers
Lawyer's Title and Escrow, LLC
145 Maple Row Boulevard
Hendersonville, TN 37075

Map & Parcel No: 053-08-0-022.00

Karen Johnson Davidson County
Batch# 305601 DEEDWARR
10/24/2019 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $658.60
20191024-0109193

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, **James Gohn, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marvin Herbert Eichorn, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 4 on the Plan of Dabbs and Elliott Subdivision, Block 11, as of record in Book 547, Page 97, Register's Office for Davison County, Tennessee.

Said Lot No. 4 fronts 50 feet on the Southerly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to James Gohn and wife, Alice Gohn by Deed from Clarence E. Peffer and wife, Willa M. Peffer of record in Book 5049, page 221, Register's Office for Davidson County, Tennessee, dated July 23, 1976 and recorded on July 23, 1976. Alice Gohn having since died leaving husband James Gohn.

Being also known as 206 22nd Street Old Hickory, Tennessee 37138.

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 18th day of October, 2019.

(SEAL)
James Gohn

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of October, 2019, before me personally appeared James Gohn, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of October, 2019.

Notary Signature
My commission expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
DAVIDSON)
COUNTY OF SUMNER ~~cuc~~)

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 $178,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brent Mills
(Affiant)

Sworn to and subscribed before me this
18th day of October, 2019.

Carmen Coats
Notary Public
My commission expires:
File No. 2019-29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022