Karen Johnson Davidson County
Batch# 328968 DEEDWARR
12/13/2019 08:57:39 AM 2 pgs
Fees: $13.00 Taxes: $477.15
20191213-0128599

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amber N. & Gary C. Gentry 2211 Weona Dr. Nashville TN 37214	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	084-10-0-058.00

THIS INDENTURE, made this 11th day of December, 2019 between

Calvin Jacob Theiring and wife, Frances Lou Theiring

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Amber N. Gentry and Gary C. Gentry, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 291 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 & 28, Register's Office for said County. Said Lot No. 291 fronts 73 feet on the southwesterly side of Weona Drive and runs back 143 feet on the southeasterly line and 144 feet on the northwesterly line, to a dead line by the rear, measuring 73 feet thereon.

Being the same property conveyed to Calvin Jacob Theiring and wife, Frances Lou Theiring by Warranty Deed dated 6/21/1979 from James D. Moss and wife, Nina Lee Moss of record in Book 5453, Page 540, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2211 Weona Dr., Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes

which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Calvin Jacob Theiring

Calvin Jacob Theiring

Frances Lou Theiring

Frances Lou Theiring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Calvin Jacob Theiring and Frances Lou Theiring, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 11th day of December, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $128,960.00.

Frances Lou Theiring

Affiant

Sworn to and subscribed before me, this 11th day of December, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County