WARRANTY DEED

Karen Johnson Davidson County
Batch# 362609 DEEDWARR
02/25/2020 08:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200225-0020473

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-10-23
(AFFIX SEAL)

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS0078-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barbara J. Henry and Byron L. Henry	Barbara J. Henry and Byron L. Henry	086-14-0B-071.00-CO
(NAME) 3124 Lake Drive	(NAME) 3124 Lake Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JASON GENTNER, AN UNMARRIED MAN AND KRISTEN WILKINSON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA J. HENRY, UNMARRIED WOMAN AND BYRON L. HENRY, UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 109 on the Plan of Revised Final Plat of Fleetwood Subdivision, Phase One of record in Plat Book 6900, Page 465, 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 Jason Gentner, an unmarried man and Kristen Wilkinson, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Jessica L. Miller and husband, Tyler D. Miller of record in Instrument No. 20170619-0061330 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017.

This is:

unimproved ☐

improved ☒ property, known as 3124 Lake Drive, Hermitage, TN 37076

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24 day of February, 2020.

JASON GENTNER

Kristen Wilkinson by Jason Gentner, Attorney-In-Fact

KRISTEN WILKINSON BY JASON GENTNER, ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 24th day of February, 2020, before me personally appeared Jason Gentner, 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 24 day of Feb, 2020.

Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 24th day of February, 2020, before me personally appeared Jason Gentner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kristen Wilkinson acknowledged that such person executed the same as the free act and deed of Kristen Wilkinson.

Witness my hand, at office, this 24 day of Feb, 2020.

Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020