Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1164

Karen Johnson Davidson County
Batch# 400338 DEEDWARR
05/14/2020 03:23:49 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200514-0050325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick Denker, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah Peterson, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Joywood, a Subdivision of Nashville of record in Plat Book 974, Page 45, 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 Patrick Denker, a single man by deed from Robert H. Braswell, dated August 2, 2017, of record in Inst. No. 20170807-0080171, Register's Office for Davidson County, Tennessee. Patrick Denker is now married to Alidia Denker who joins in this conveyance to convey any all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1804 Joy Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Hannah Peterson 1804 Joy Circle Nashville, TN 37207	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	071-08-0-315.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-9B-SR-20-1504

WITNESS THE EXECUTION HEREOF this 7th day of May, 2020.

Patrick Denker **Alidia Denker**

State of Tennessee)
County of Davidson)

On this 7th day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Patrick Denker and **Alidia Denker**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 275,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of May, 2020.

Notary Public

My Commission Expires: 7/6/20