Karen Johnson Davidson County
Batch# 412883 DEEDWARR
06/10/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $493.76
20200610-0059485

WARRANTY DEED

FISHER-H20190

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,450.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF May, 2020.

(Affix Seal) Notary Public

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Samantha Renee Fisher	NEW OWNER	163.11-0A-030.00 CO
403 Oak Forge Drive		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN H. FRIEDMANN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SAMANTHA RENEE FISHER, AN UNMARRIED WOMAN hereinafter called the Grantee(s), their heirs and assigns, that 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. 30, on the Third Revision of Bell Forge Village, Section 2 of Record in Plat Book 6900, Page 250, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John H. Friedmann, a married man by deed from Paul Anderson and Paula Anderson, husband and wife of record in Book 202002040012571, recorded on 02/04/2020, Register's Office for Davidson County, Tennessee.

This property was never used as a primary resident.

( ) unimproved
This is (X) improved property known as 403 Oak Forge Drive, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 29th day of May, 2020 :

John H. Friedmann

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hamm, a Notary Public in and for said County and State, the within named JOHN H. FRIEDMANN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin Tennessee, this 29th day of May, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HAMM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-16-2023

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022