Name and Address of New Owner and
Send Tax Bills To:
Peter Hatala and Linda Hatala
110 Lochwood East Drive
Cary, NC 27518

Karen Johnson Davidson County
Batch# 429973 DEEDWARR
07/02/2020 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $3,367.00
20200702-0071674

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 105-13-0-154

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, **Charles J. Kincaid, III and Charles James Kincaid, II**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Hatala and Linda Hatala, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition to Nashville as of record in WLB Lawrence Lands as of record in Book 21 page 148 Register's Office for Davidson County, Tennessee.

Described as follows: Beginning on the west margin of Pomeroy Avenue at the corner of Lots Nos. 1 and 2 on said plan on the south margin of an alley shown on the plan of Criddle's Subdivison of said Lot No. 1 as of record in said Office in Book 57 page 84, thence with the westerly margin of said avenue southerly 150 feet; thence parallel with Pomeroy Avenue, northerly 150 feet to the southerly margin of said alley, thence with said alley easterly 50 feet to he beginning.

Being the same property conveyed to Charles J. Kincaid, III, Brenda Kincaid, and Charles James Kincaid, II by Deed dated June 9, 2016 from Ann Buntin Steiner, Frank Steiner and Charles James Kincaid, II, recorded June 10, 2016, in Instrument Number 20160610-0058987, in the Register's Office for Davidson County, Tennessee.

The said Brenda Kincaid having passed away on 6/1/20.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 30th day of June, 2020.

Charles J. Kincaid, III

Charles James Kincaid, II

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ DAVIDSON

On this 30th day of June, 2020, before me personally appeared Charles J. Kincaid, III and Charles James Kincaid, II, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand this 30th day of June, 2020.

Notary Signature 06/30/2020

ASHLEY JIRIK NOTARY PUBLIC SUMNER COUNTY TENNESSEE EXPIRES Mar 1, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $910,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of June, 2020.

Notary Public

ASHLEY JIRIK NOTARY PUBLIC TENNESSEE SUMNER COUNTY EXPIRES Mar 1, 2023

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021