FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **330,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/17/2020 Notary Public MY COMMISSION EXPIRES: 12/1/2020 (AFFIX SEAL)

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 440708 **DEEDWARR**
07/20/2020 11:16:44 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200720-0079296

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Richard Henricks	New Owner	**098-09-0A-034.00**
(NAME) **5512 Regatta Boulevard**	(NAME)	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Paul Randall Chandler and wife, Judith Williams Chandler, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Richard Henricks, an unmarried man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee being Lot No. 215 on the Plan of Phase One, Lake Shore as shown by plat of record in Plat Book 6900, page 684 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Randall Chandler and wife, Judith Chandler, as tenants by the entirety by Deed dated November 26, 2014 from Paul Randall Chandler via Donald R. Barrett, Jr., Trustee, recorded December 4, 2014, in Instrument Number 20141204-0111133, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5512 Regatta Boulevard, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **July, 2020**.

Paul Randall Chandler

Judith Williams Chandler

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Paul Randall Chandler and Judith Williams Chandler,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **July, 2020**.

NOTARY PUBLIC

My Commission Expires: 10/26/2020

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY