THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$170,000.00**

Subscribed and sworn to before me this 24 day of July, 2020.

Judy Callis — Affiant

Notary Public
My Commission Expires: 1/31/2024

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES JAN 31, 2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Christopher R. Myers 512 Combs Terrace Nashville, Tennessee 37207	Caliber Home Loans, Inc 1525 S. Belt Line Rd Coppell, TX 75019	060-13-0-089.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUNICE FAY HERRON,** has this day bargained and sold, and does hereby transfer and convey unto the said **CHRISTOPHER R. MYERS, unmarried,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 78, as shown on the map entitled Trinity Hills Village, Section One, Second Addition, of record in Book 4175, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EUNICE FAY HERRON, by deed from TRINITY HILLS VILLAGE, INC., A TENNESSEE CORPORATION, of record in Book 4619, page 341, dated July 12, 1972, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Karen Johnson Davidson County
Batch# 445051 DEEDWARR
07/28/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200728-0082967

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 July, 2020.

Eunice Faye Herron
EUNICE FAY HERRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **EUNICE FAY HERRON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the ____ day of July, 2020.

Devin F. Park
NOTARY PUBLIC
My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25 2022

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

