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

39-B
File #20-1299

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 **Jearlyn Hooker Martin now known as Jearlyn Hooker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kaitlyn A Renders and Daniel A. Renders, joint tenants**, 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 Unit No. 78, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a horizontal property regime, of record in Plat Book 11190, Page 81, 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 Jearlyn Hooker Martin by Warranty deed from Shirley Chua, an unmarried woman, and Nenita Fresco, an unmarried woman of record in Instrument No. 20060605-0066197 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June

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

This is improved property, known as: 3405 Old Anderson Road #218, Antioch, TN 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, 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.

Karen Johnson Davidson County
Batch# 459539 DEEDWARR
08/19/2020 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $762.20
20200819-0093113

NEW OWNER:
Kaitlyn A Renders
3405 Old Anderson Road #218
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT
SAME

TAX MAP-PARCEL #:
136-15-0A-078.00-CO

WITNESS THE EXECUTION HEREOF this 17th day of August, 2020.

Jearlyn Hooker

State of Tennessee)
County of Davidson)

On this 14th 17th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jearlyn Hooker , 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 NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 206,000.00.**

Affiant

REGINA V. SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Sworn and subscribed before me on this the 17th day of August, 2020.

Notary Public

My Commission Expires: 11-8-22

True Copy Certification

I, John A. Bell Jr. , 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 TN

County of Davidson

Personally appeared before me Debra Lowe a notary public for this county and state, John A. Bell Jr. 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: 3-8-2021
Notary Seal (If on paper)

DEBRA LOWE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY