ADDRESS NEW OWNER AS:
Hannah C. Blakey
2222 Weona Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map/Parcel 084-11-0-005.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 484505 DEEDWARR
09/28/2020 11:11:27 AM 2 pgs
Fees: $13.00 Taxes: $891.70

20200928-0111172

THIS DEED OF CONVEYANCE, executed and delivered by **Lauren S. Richert** and, **Christine Schultz-Richert**, a married couple, hereinafter called the Grantors, to **Hannah Christine Blakey**, a single woman, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 70 on the plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

RESTRICTIONS: The above described property is subject to those restrictions appearing of record in Book 1874, Page 452, Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, said Register's office.

Being that same property conveyed to Lauren S. S. Richert and Christine E. Schultz-Richert, a married couple, by deed from Anthony Daniel Bravo, unmarried, recorded August 31, 2017 in Instrument No. 20170831-0089833, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

LAUREN S. RICHERT

CHRISTINE SCHULTZ-RICHERT

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren S. Richert** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25th day of August, 2020.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christine Schultz-Richert** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 25th day of August, 2020.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$241,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 18 day of September, 2020.

My Commission Expires:_____

NOTARY PUBLIC/Register

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES