Karen Johnson Davidson County
Batch# 496469 DEEDWARR
10/15/2020 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20201015-0119941

WARRANTY DEED

FENSKE-H20470

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Jennifer Russell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF October, 2020.

Kina Scott
(Affix Seal) Notary Public

My Commission Expires: 8-18-2021

KINA RENEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 8/18/2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin David Fenske and Hannah Carole Fenske, husband and wife	NEW OWNERS	026.06-0-034.00
117 Brockhampton Ct		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ALLISON N. ODEN AND GEORGE H. ODEN JR., WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BENJAMIN DAVID FENSKE AND HANNAH CAROLE FENSKE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee Being Lot No. 122, on the plan of Windsor Green, A planned Unit Development, as shown om Plat of record in Plat Book 6250, page 31, in The Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allison N. Oden and George H. Oden Jr., wife and husband, by Warranty Deed from Cathleen R. Joki, unmarried, of record by instrument number 201506160057099, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 117 Brockhampton Ct, Goodlettsville, Tennessee 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Witness my/our hand(s) this 14th day of October, 2020 :

Allison N. Oden

George H. Oden Jr.

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Traci Pulley, a Notary Public in and for said County and State, the within named ALLISON N. ODEN AND GEORGE H. ODEN JR., WIFE AND HUSBAND, the bargainor(s), 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. Witness my hand and official seal at Sumner County TN, this 14th day of October, 2020.

Notary Public

My Commission Expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

