Karen Johnson Davidson County
Batch# 509051 DEEDWARR
11/05/2020 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20201105-0129512

STATE OF Tennessee)
COUNTY OF Sumner)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF November, 20 20.

NOTARY PUBLIC

My Commission expires: 07/02/2024

MICHELE SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20090057

Address of New Owner
Erich Lorenz and
Ursula Lorenz
2241 Arbor Pointe Way
Hermitage, TN 37076

Send Tax Bills To:
Same

Tax Information:
137-04-0B-053.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kaye Atkins Myhan, Trustee of the Kaye Atkins Myhan Living Trust, dated December 10, 2003,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Erich Lorenz and Ursula Lorenz, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their 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 Lot No. 53 on the Plan of Final Plat on Arbor Crest, of record in Instrument No. 20071129-0138522, 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 James Donald Myhan and Kaye Atkins Myhan, husband and wife, by Warranty Deed from The Jones Company of Tennessee, LLC, dated 02/22/2017 and recorded on 02/23/2017 in Instrument No. 20170223-0018142, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kaye Atkins Myhan, Trustee of the Kaye Atkins Myhan Living Trust, by Quitclaim Deed from James Donald Myhan and wife, Kaye Atkins Myhan, dated 06/05/2017 and recorded on 06/06/2017 in Instrument No. 20170606-0056401, Register's Office for Davidson County, Tennessee.

This is property generally located:
2241 Arbor Pointe Way, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20071129-0138522, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20081201-0116546, and amended as Instrument No. 20150122-0006403, said Register's Office.
4. Storm Water Detention Agreement of record in Book 6840, Page 625, and as Instrument No. 20050321-0030718, said Register's Office.
5. Declaration of Easements of record in Book 6305, Page 527, as amended in Book 6950, Page 666, said Register's Office.
6. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances as Instrument No. 20161026-0113313, said Register's Office.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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, **Kaye Atkins Myhan, Trustee of the Kaye Atkins Myhan Living Trust, dated December 10, 2003** has/have caused this instrument to be executed, this the 22 day of Oct, 20 20.

Kaye Atkins Myhan, Trustee
of the Kaye Atkins Myhan Living Trust,
dated December 10, 2003

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kaye Atkins Myhan, Trustee of the Kaye Atkins Myhan Living Trust, dated December 10, 2003,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of Oct, 20 20

My Commission Expires: 8/27/22

NOTARY PUBLIC

BROONER MCCOY LEWIS CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

