Karen Johnson Davidson County
Batch# 515667 DEEDWARR
11/13/2020 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0133827

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2020-07-423

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
TERRY T. CRAFT	TERRY T. CRAFT	165 13 0A 022.00
609 NORTH STONEGATE DRIVE ANTIOCH, TN 37013	609 NORTH STONEGATE DRIVE ANTIOCH, TN 37013	

For good consideration, I (We) **TERRY T. CRAFT, WHO ERRONEOUSLY ACQUIRED TITLE AS TERRI T. CRAFT, UNMARRED,** whose mailing address is 609 STONEGATE DRIVE, ANTIOCH, TN 37013, hereby bargain, deed and convey to **TERRY T. CRAFT, UNMARRED,** whose mailing address is 609 NORTH STONEGATE DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 366, ON THE PLAN OF SECTION 5 PEPPERTREE FOREST. P.U.D., AS OF RECORD IN BOOK 7900, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCES IS MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO TERRI T. CRAFT, UNMARRED, ON DEED DATED 09/28/1993 AND RECORDED ON 10/01/1993, IN BOOK 9099 AND PAGE 613, AMONG THE REAL LAND RECORDS DAVIDSON COUNTY, TN.

APN: 165 13 0A 022.00

Property Address: 609 STONEGATE DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and

instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 5 day of November 2020.

Terry T. Craft
TERRY T. CRAFT

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 5th day of November 2020, before me personally appeared **TERRY T. CRAFT,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Terry T Craft
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 5th day of November 20 20.

Dotty J Harper
Notary Public
My Commission Expires: 8-19-2023

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
TERRY T. CRAFT
609 NORTH STONEGATE DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
TERRY T. CRAFT
609 NORTH STONEGATE DRIVE
ANTIOCH, TN 37013

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, **Eugenia A. Harris** a notary public for this county and state, **Melinda Alban** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD