This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 518132 DEEDWARR
11/18/2020 09:50:18 AM 2 pgs
Fees: $13.00 Taxes: $899.10
20201118-0135646

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $243,000

Tracy Perry
Affiant Signature

Subscribed and sworn to before me on this the 17th Day of Nov, 2020

Jenna Lyn Preble
Notary Public

My Commission expires May 09 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Austin Felts
205 Wildgrove Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 176050B01900CO

WARRANTY DEED

20NT03009

Effective the 16 Day of Nov, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Camrinn Sandow, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Austin Felts

Hereinafter called the GRANTEES, 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. 114 on the plan of Hickory Woods Estates, Section C, of record in Book 6900, pages 884, 886 & 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Camrinn Sandow, a single man, by Warranty Deed from William Page, Jr. and wife, Donya C. Page, dated 07/28/2017 and recorded 08/08/2017 as Instrument No. 20170808-0080970, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 205 Wildgrove Ct, 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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16 day of Nov, 2020

Camrinn Sandow

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Camrinn Sandow,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY