This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $350,000.00.

Affiant

Subscribed and sworn before me this the 24th day of November, 2020.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 521076 DEEDWARR
11/25/2020 10:32:58 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20201125-0138324

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Beate Elise Huehner	Beate Elise Huehner	181-11-0B 124.00
9208 Forsythia Drive	38 Spier Avenue	
Brentwood, TN 37027	Enfield, CT 06082	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTY LEE DANIELS AND HUSBAND, JARED ANDREW DANIELS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEATE ELISE HUEHNER, MARRIED hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Concord Place II, Phase 3, Carter Property of record in Plat at Instrument No. 20080808-0082075, in the 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 Matty Lee Daniels and husband, Jared Andrew Daniels, by deed from Leslie Baker, an unmarried woman, dated 07/25/2017, of record in Instrument No. 20170727-0076010, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 9208 Forsythia Drive, Brentwood, TN 37027.

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

MD

Witness my hand this the 23 day of November, 2020.

Matty Lee Daniels

Jared Andrew Daniels

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matty Lee Daniels and Jared Andrew Daniels, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of November, 2020.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY