Karen Johnson Davidson County
Batch# 535982 DEEDWARR
12/16/2020 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20201216-0148802

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

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $407,500.00.

Affiant

Subscribed and sworn before me this the 14 day of December, 2020.

Notary Public
My commission expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

Address of New Owner:
Ronald Eugene Pettengill
6178 N New High Hope Road
Hermitage, TN 37076

Send Tax Bill to:
New owner

Tax Information:
087-09-0 093.00

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, MICHAEL HEFLINGER, AN UN MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RONALD EUGENE PETTENGILL, 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 38, as shown on the map entitled Final Plat of New Hope Estates Phase Two, of record in Plat Book 9700, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Heflinger, an unmarried man, by Warranty Deed from Hasan Omer Akrem and wife Shirin M. Hasan, dated 02/11/2020, of record in Instrument No.20200212-0015989, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED UNIMPROVED PROPERTY KNOWN AS 6178 N New High Hope Road, Hermitage, TN 37076.

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.

MH by JW A.F

Witness my hand this the 14 day of December, 2020.

Michael Heflinger by Jenny West
Michael Heflinger
BY: Jenny West as Attorney-in-Fact Attorney in Fact

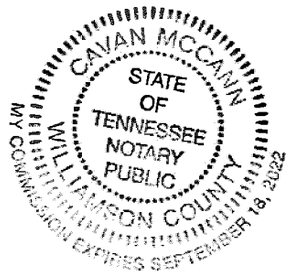
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Heflinger by Specific POWER OF ATTORNEY dated 12/09/2020, and who acknowledged that he executed the same as the free act and deed of Michael Heflinger.

Witness my hand and official seal this 14 day of December, 2020.

My commission expires: 9/18/22

Notary Public



True Copy Certification

I, Emily Prophet, 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 Rutherford

Personally appeared before me, Emily Prophet, a notary public for this county and state, [name of person making certification] 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: 3/23/2021

Notary' Seal (if on paper)

