Karen Johnson Davidson County
Batch# 536997 DEEDWARR
12/17/2020 10:36:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149317

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Owen Wade Lantz et ux
4280 Rachel Donaldson Pass
hermitage, Tennessee 37076

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map & Parcel 098 05 0 166.00
Map & Parcel 098 05 0 161.00
Map & Parcel 075 11 0A 133.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, **Owen Wade Lantz**, hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto **Millie Diane Lantz**, an interest to create an estate by the entireties, hereinafter called the Grantee, her heirs and assigns, three certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE:

Being Lot No. 53-B on the plan of Zone Lot Division Lots 4, 5, 6 & 53, Hunter's Point Subdivision of record in Plat Book 6200, page 173, amending Plat Book 5200, page 736, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Owen Wade Lantz by deed from Doreen W. Clement, as of record in Instrument No. 20120328-0026230, Register's Office for Davidson County, Tennessee.

This is improved property known as 5136 Hunters Point Lane, Hermitage, Tennessee 37076.

TRACT TWO:

Being Lot No. 47-B on the plan of Zone Lot Division Lots 10, 11, 24, 46 & 47, Hunter's Point Subdivision of record in Plat Book 6250, page 274, amending Plat Book 5200, page 736, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Owen Wade Lantz by deed from David L. Drummond, as of record in Instrument No. 20121105-0101386, Register's Office for Davidson County, Tennessee.

This is improved property known as 5111 Hunters Point Lane, Hermitage, Tennessee 37076.

TRACT THREE:

Being Lot No. 101 on the Plan of Phase 4-B Heritage Meadows, of record in Plat instrument 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Owen Wade Lantz by deed from Frank Batson Homes, Inc., as of record in Instrument No. 20041201-0142866, Register's Office for Davidson County, Tennessee.

This is improved property known as 4280 Rachel Donelson Pass, Hermitage, Tennessee 37076.

This instrument is prepared from documents provided by the parties and the descriptions of these tracts are the same as in the prior deeds of conveyance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the Plans of record, and any other matters affecting the properties.

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, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Witness my hand this 11th day of December, 2020.

OWEN WADE LANTZ

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Owen Wade Lantz**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of December, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $0.

AFFIANT

Subscribed and sworn to before me
this 11th day of December, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024