THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson Davidson County
Batch# 539694 DEEDWARR
12/21/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20201221-0151514

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sarah Cathrine Dunaway and Justin Khai Dunaway 7037 Calderwood Drive Antioch, TN 37013	New owner	181-03-0A-099.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Thurman Fenzel and wife, Amy Leigh Fenzel**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Justin Khai Dunaway and Sarah Cathrine Dunaway, Husband and Wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Subdivision Plat of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, 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 John Thurman Fenzel and wife, Amy Leigh Fenzel, by Warranty Deed from Family Trust Services, LLC, a Tennessee Limited Liability Company, of record on September 15, 2017, at Instrument No. 20170915-0094756, Davidson County Register of Deeds.

This property is commonly known as 7037 Calderwood Drive, Antioch, TN 37013.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 17th **day of December, 2020:**

Amy Leigh Fenzel

John Thurman Fenzel

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF ~~WILLIAMSON~~ Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Leigh Fenzel** and **John Thurman Fenzel,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of December, 2020:

Notary Public

My Commission Expires: 5.31.2024

SHENENIA WILSON
NOTARY PUBLIC
REG. #7889306
MY COMMISSION EXPIRES
05/31/2024
COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$342,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS _____ 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

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)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY