WHEN RECORDED MAIL TO:
Netco Title
1982 Providence Parkway, Suite 255
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY:
Netco Title
1982 Providence Parkway, Suite 255
Mt. Juliet, TN 37122
615-436-6550 / mtjuliet@netcotitle.com
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Karen Johnson Davidson County
Batch# 557757 DEEDQC
01/21/2021 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210121-0008934

NEW OWNERS:
Chris A Hentz
Myra Renee Hentz
3163 Brandau Road
Hermitage, TN 37076

SEND TAX BILLS TO: NEW OWNERS.

VALUATION AFFIDAVIT:
The actual consideration of value, whichever is greater, for this transfer is: $0.00

Signature of Affiant

EDWARD R. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE}
COUNTY OF WILSON}

Sworn before me this 20th day of January, 2021.

Notary Public
My Commission Expires 03/08/21

QUIT CLAIM DEED

NTN-1338087

EFFECTIVE JANUARY 20TH, 2021 and for good consideration in the sum of $1.00 cash in hand paid by the hereinafter grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged

CHRIS A. HENTZ (GRANTOR) Does hereby QUITCLAIM and convey unto **CHRIS A. HENTZ AND MYRA RENEE HENTZ (GRANTEES)**

All the right, title, and interest to a certain tract or parcel of land in **DAVIDSON COUNTY, TENNESSEE** described as follows to wit:

REFER TO "EXHIBIT A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

APN: 08600023000

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
3163 BRANDAU ROAD, HERMITAGE, TENNESSEE

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 the hands and seal of said Grantors this 20TH day of January 2021.

CHRIS A. HENTZ

STATE OF TENNESSEE}
COUNTY OF WILSON}

On this 20TH day of January, 2021, before me personally appeared CHRIS A. HENTZ, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Notary Public

My Commission Expires: 03-08-2021

MYRA RENEE HENTZ

STATE OF TENNESSEE}
COUNTY OF WILSON}

On this 20TH day of January, 2021, before me personally appeared MYRNA RENESS HENTZ, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Notary Public

My Commission Expires: 03-08-2021

NETCO File Number:NTN-1338087

Borrower Last Name:

Exhibit A
Legal Description

Land located the 14" Councilmanic District of Nashville, Davidson County, Tennessee, said land being described according to a survey dated 2/26/08 by Campbell, MCRae and Associates Surveying, Inc. (John Hood TN.R.L.S. No. 1838) as follows:

Beginning at an iron rod (new) on the southerly margin of Brandau Road, said Rod being the northeast corner of Anthony E. Quinn (Book 8514, Page 441 R.O.D.C., TN.) and the northwest corner of the herein described land;

Thence with said margin of road N 49 deg. 46' 51" E 25.23 feet to an iron rod (new), said rod being the northeast corner of the herein described land;

Thence leaving said margin of road and severing the land of Chris A. Hentz and Regina E. Hentz (Instrument # 20040511-0053687 R.O.D.C., TN) with three new lines as follows: S 65 deg. 42' 09" E 183.86 feet to an iron rod (new); thence S 26 deg. 52' 48" E 101.85 feet to an iron rod (new); thence S 47 deg. 29' 27" E 806.36 feet to an iron rod (new), said rod being a common corner with Anthony E. Quinn (Book 8514, Page 441 R.O.D.C., TN) and the southeast corner of the herein described land;

Thence with Quinn the following three calls: S 84 deg. 17' 12" W 699.19 feet to an iron rod (new), said rod being the southwest corner of the herein described land; thence N 05 deg. 39'59" W 612.83 feet to an iron rod (old); thence N 24 deg. 39' 40" W 170.38 feet to the point of beginning and containing 6.46 acres more or less

Being the same property or a portion of the same property conveyed to Chris A. Hentz by Instrument dated May 9, 2013 from Regina E. Jenkins, fka Regina E. Hentz filed on May 14, 2013 as Document Number 20130514-0048440 in the Davidson County records.

Commonly known as: 3163 Brandau Road, Hermitage, TN 37076 in the County of Davidson

Parcel Number: 08600023000

True Copy Certification

I, Summer Barton, do hereby make oath that I am the 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.

Summer Barton

State of Tennessee}
County of Wilson}

Personally, appeared before me, Edward A Cooper, a notary public for this county and state, Summer Barton, 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: 03/08/2021

