Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **185,000.00**. Madison Morgan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/15/2021 Notary Public MY COMMISSION EXPIRES: 10/30/24 (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOR SURE TITLE

Karen Johnson Davidson County
Batch# 560727 **DEEDWARR**
01/26/2021 09:46:28 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20210126-0011188

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3555

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Hudspath and Gus Timbers	ProCare Property Restorat 431 H	**086-02-0-004**
(NAME) **6018 Baltic Drive**	(NAME) 431 Harding Industrial D	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peggy J. Cox n/k/a Peggy June Hentz,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne Hudspath and Gus Timbers,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 133 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 133 fronts 95 feet on the southwesterly side of Baltic Drive, and extends back 115 feet on the northwesterly line and 128.3 feet on the southeasterly line to a dead line in the rear on which it measures 32.2 feet.
Being the same property conveyed to James T. Cox and Peggy J. Cox by Deed dated August 25, 1967 from Robert C Weaver, Secretary of Housing and Urban Development, recorded September 11, 1967, in Book 4169, Page 826, in the Register's Office of Davidson County, Tennessee.

Per Divorce Docket #66493, Peggy J. Cox is awarded the property.
Divorce Docket 00D1495, Peggy June Hentz (formerly J Cox) awarded the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6018 Baltic Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do

covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **January, 2021**.

Peggy June Hentz by Mark Thomas Cox as her attorney in fact
Peggy June Hentz by Mark Thomas Cox as her attorney in fact.

Peggy June Hentz by Damon Cox as her attorney in fact
Peggy June Hentz by Damon Cox as her attorney in fact.

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Mark Thomas Cox and Damon Cox, known to me, or proved on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument on behalf of Peggy June Hentz, and who acknowledged that they executed the same as the free act and deed of the said Peggy June Hentz, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal this 15 day of January, 2021.

NOTARY

My Commission Expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY