Karen Johnson Davidson County
Batch# 613157 DEEDWARR
04/13/2021 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210413-0048743

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 075110A05100CO

NAME & ADDRESS OF NEW OWNER:
Rhonda Hudson Lera R Hutton-Hudson
1236 Andrew Donelson Drive
Hermitage, Tn 37076

SEND TAX BILLS TO:
New Owner at Property address

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **HEIDI L. HINRICHSEN NKA HEIDI LYNETTE VONDERSCHMIDT, AN UNMARRIED WOMAN, AND RICKIE ALLEN HINRICHSEN, AN UNMARRIED MAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RHONDA HUDSON AND SPOUSE, LERA R HUTTON-HUDSON** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 42, on the Plan of Phase Two, Heritage Meadows, as shown by plat appearing of record in Book 9700, page 525, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Heidi L. Hinrichsen, a married woman, by Warranty Deed from Michael Trimble and Elizabeth Trimble, dated August 3, 2012, appearing of record in Instrument No. 20120810-0071829, of the Register's Office of Davidson County, Tennessee. For further reference see Final Decree of Divorce and Marital Dissolution Agreement filed for record in the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1236 Andrew Donelson Drive, Hermitage, TN, 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been PRORATED between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25 day of March, 2021.

Heidi Lynette Vonderschmidt

Rickie Allen Hinrichsen

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Heidi Lynette Vonderschmidt** and **Rickie Allen Hinrichsen**, the within named 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 05/15/21

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25 day of March, 2021

NOTARY PUBLIC

My Commission Expires: 8.22.21

LISA SHEPPARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022