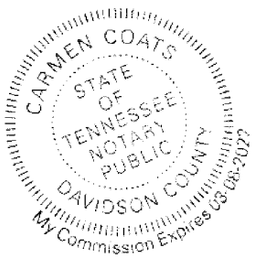
Karen Johnson Davidson County
Batch# 667194 DEEDWARR
06/29/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20210629-0087899

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 25th day of June, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marion Jean Heydenrych Godfried Johannes Heydenrych	New Owner(s)	075-11-0-179.00
1247 Leanna Swamp Road		
Murfreesboro, TN 37129		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **READ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARION JEAN HEYDENRYCH AND GODFRIED JOHANNES HEYDENRYCH, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 101-A on the Plan of Zone Lot Division, Rachel's Square - Section Two of record in Plat Book 5200, Page 623, revised in Plat Book 6250, Page 542 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 James W. Amos by General Warranty deed from Wanda F. Tauer of record in Instrument No. 20031230-0184185 Register's Office for Davidson County, Tennessee, dated December 19, 2003 and recorded on December 30, 2003.

Being the same property conveyed to James W. Amos and Rolanda Amos, as tenants in common with right of survivorship by Quitclaim deed from James W. Amos of record in Instrument No. 20071217-0144270 Register's Office for Davidson County, Tennessee, dated November 12, 2007 and recorded on December 17, 2007.

Being the same property conveyed to Henry James Dunklau, IV, a married man by Warranty deed from James W. Amos and Rolanda Amos, unmarried of record in Instrument No. 20191022-0108009 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 22, 2019.

Being the same property conveyed to Read Investments LLC, a Tennessee limited liability company by Quitclaim deed from Henry James Dunklau, IV, a married man of record in Instrument No. 20201106-0130309 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on November 06, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1010 Rachels Square Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2021.

Read Investments, LLC, a Tennessee Limited Liability Company

By: _____
Henry J. Dunklau, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Henry J. Dunklau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer of Read Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of June, 2021.

_____
Notary Public

My Commission Expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022