Name and Address of New Owner:
Bobbi Jo Hinton
192 Heritage Trace Drive
Nashville, TN 37115

Send Tax Bills To:
Bobbi Jo Hinton

Karen Johnson Davidson County
Batch# 668379 DEEDWARR
06/30/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20210630-0088784

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 42 11 B 105.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wyatt A. Chittenden**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bobbi Jo Hinton, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING UNIT NUMBER 192 OF HERITAGE VILLAGE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4758 AT PAGE 179 AND AS AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383 AND BOOK 6380, PAGE 989, AND FURTHER SUPPLEMENTED AND AMENDED IN BOOK 6484, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE REFERENCE IS HEREBY MADE TO THE PLAT OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF SAID SUPPLEMENT AND AMENDMENT TO THE MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO WYATT A. CHITTENDEN BY WARRANTY DEED FROM BETTY ROWLAND, RECORDED ON APRIL 20, 2021, OF RECORD IN INSTRUMENT NO. 20210420-0052720, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO BETTY ROWLAND, MARRIED, BY WARRANTY DEED FROM WAYNE K. WILLIAMS AND WIFE, LUCINDA C. WILLIAMS, RECORDED ON JULY 15, 1988, OF RECORD IN BOOK 7600, PAGE 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 192 HERITAGE TRACE DR., MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2021.

_____(SEAL)
Wyatt A. Chittenden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2021, before me personally appeared Wyatt A. Chittenden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,000.00, 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 28th day of June, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2905

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/21.

Affiant Signature

6/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/29/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON