Name and Address of New Owner:
Jena Sawirs
7391 Autumn Crossing way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 679664 DEEDWARR
07/20/2021 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,631.70
20210720-0097051

Send Tax Bills To:
Jena Sawirs
7391 Autumn Crossing way
Brentwood, TN 37027

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 181-11-0B-086-00

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, **Derrick Christopher Duerr and Adrian Hamlett Duerr, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jena Sawirs, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 86 on the Plat of Concord Place 2, Phase 2, of record in Instrument No. 20071120-0136051 (erroneously referred to previously as Instrument No. 20080627—00666610 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Derrick Christopher Duerr, an unmarried man and Adrian Wells Hamlett, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated April 3, 2009 and recorded April 13, 2009 of record in Instrument No. 20090413-0033041, Register's Office for Davidson County, Tennessee. Being further conveyed to Derrick Duerr and wife, Adrian Hamlett-Duerr by Quit Claim Deed dated October 15, 2009 from Derrick Christopher Duerr, an unmarried man and Adrian Wells Hamlett, an unmarried woman, recorded October 28, 2009, in Instrument Number 20091028-0099415, in the Official Records of Davidson County, Tennessee.

This is __x__ improved _____ unimproved property also known as 7391 Autumn Crossing WayBrentwood, TN 37027.

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 9th day of July, 2021.

_____(SEAL)
Derrick Christopher Duerr

_____(SEAL)
Adrian Hamlett Duerr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2021, before me personally appeared Derrick Christopher Duerr and Adrian Hamlett Duerr, 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 9th day of July, 2021.

_____
Notary Signature
My commission expires: 3/17/24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $441,000.00, 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
9th day of July, 2021.

Notary Public
My commission expires: 3/17/24
File No. 2021-305



Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 7/14/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date **07/14/2021**
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

