Name and Address of New Owner:
Christopher Allen Church and Ana M. Church
7016 Panama Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 696610 DEEDWARR
08/13/2021 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $913.90
20210813-0109305

Send Tax Bills To:
Christopher Allen Church and Ana M. Church
SAME

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

Map & Parcel No: 86 2 103.00

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, **Chris A. Hentz, Executor of the Clyde W. Hentz and Linda R. Hentz Estate**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Allen Church and Ana M. Church,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF DOBSON HEIGHTS, AS OF RECORD IN BOOK 2900, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO CHRIS A. HENTZ BY COURT ORDER FROM LINDA RUTH HENTZ*, DATED JUNE 23, 2021, OF RECORD IN DOCKET NO. 21P-1132, SEVENTH CIRCUIT COURT, DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO CLYDE W. HENTZ AND WIFE, LINDA R. HENTZ, BY WARRANTY DEED FROM R. W. CRAVENS COMPANY, INC., A TENNESSEE CORPORATION, RECORDED ON OCTOBER 3, 1963, OF RECORD IN BOOK 3640, PAGE 561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 7016 PANAMA DR., HERMITAGE, TN 37076.

* LINDA RUTH HENTZ AND CLYDE W. HENTZ ARE DECEASED.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 12th day of August, 2021.

Chris A. Hentz (Exc) (SEAL)
Chris A. Hentz, Executor of the Clyde W. Hentz and Linda R. Hentz Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2021, before me personally appeared Chris A. Hentz, 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 12th day of August, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

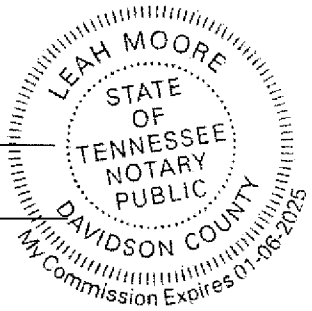
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $247,000.00, 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
12th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-3239



Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 August 12, 2021 (date of document).

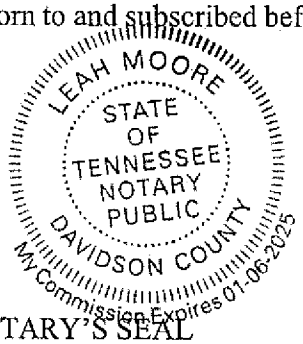
Regina Sullo
Affiant Signature

August 12, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2021.



Leah Moore
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 01-06-2025