Karen Johnson Davidson County
Batch# 698765 DEEDWARR
08/17/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210817-0110925

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of August, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vicki Hertel and Richard Hertel	American Pacific Mortgage Corp	086-04-0A-066.00 CO
(NAME)	(NAME)	
4349 Oakcrest Lane	3000 Lava Ridge Court Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Roseville, CA 95661	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robert D. Forrest, Jr. and wife, Penny G. Forrest,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vicki Hertel and Richard Hertel, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Oakcrest, Phase 2-A, of record in Plat Book 6900, page 881, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT D. FORREST, JR. AND WIFE, PENNY G. FORREST, by deed from FRANK BATSON HOMES, INC., of record in Book 8645, page 893, dated June 5, 1992, said Register's Office.

This property is __unimproved _X_improved property known as: 4349 Oakcrest Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of August, 2021.

Robert D. Forrest, Jr.

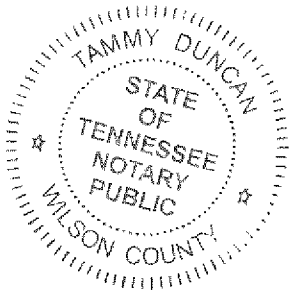
Penny G. Forrest

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Forrest, Jr. and Penny G. Forrest, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2021.

Notary Public
My Commission Expires: 4/22/23



Certificate of Authenticity

I, the undersigned, 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 8/11/21.

Affiant Signature

8/11/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

