WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darren J Renwick	New Owner	08306010800
(NAME)	(NAME)	
214 Chapel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Anna Lisa Hoepfinger, married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Darren J Renwick and Rachel Calkins Renwick, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Beaumont Place of record in Plat Book 332, Page 38, 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 Anna Lisa Hoepfinger by Quit Claim Deed from Adam J. Charney, dated 12/30/2014 and recorded 01/20/2015, of record in Instrument 201501200005422, Register's Office for Davidson County, Tennessee.

Grantor does certify that the above described property was not used by her spouse as a principal place of residence.

This conveyance is subject to all matters shown on the plat of record in Book 332, Page 38, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 707013 DEEDWARR
08/30/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20210830-0116612

unimproved ☐

This is improved ☒ 214 Chapel Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 19th day of August, 2021.

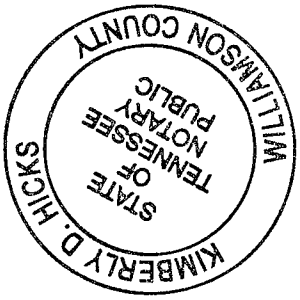
Anna Lisa Hoepfinger

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Lisa Hoepfinger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of August, 2021.

Notary Public:
My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/19/21.

Affiant Signature

8/27/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 27 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY