Name and Address of New Owner:
Dena Bettin
2056 300th St.
Odebolt, IA 51458

Karen Johnson Davidson County
Batch# 714754 DEEDWARR
09/13/2021 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,159.95
20210913-0122225

Send Tax Bills To:
Dena Bettin
2056 300th St.
Odebolt, IA 51458

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 014-00-0-196.00

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, **Jefre Scot Goldtrap and Mary Marie Goldtrap, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dena Bettin, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davison County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract No. 2, on an unrecorded Plat, made by William M. Keel, Registered Land Surveyor, dated November, 1989, of the Division of the Truman E. Durham property; and being more particularly described according to a survey made by John B. Kohl, III, dated December 12, 1989, as follows:

Beginning at an iron pin set in the Northerly margin of Bidwell Road, said point being the Southwest corner of Tract No. 3; thence with the Northerly margin of Bidwell Road along a curve to the left (I = 09 degrees 32 minutes 44 seconds; R = 736.50 feet) for a distance of 122.70 feet to an iron pin; thence North 81 degrees 27 minutes 00 seconds West 372.80 feet to an iron pin; thence North 03 degrees 37 minutes 55 seconds West 333.92 feet to an iron pin; thence South 87 degrees 30 minutes 00 seconds East 132.70 feet to an iron pin; thence North 83 degrees 12 minutes 00 seconds East 306.20 feet to an iron pin; thence North 83 degrees 07 minutes 00 seconds East 208.30 feet to an iron pin;

thence North 15 degrees 52 minutes 38 seconds West 491.08 feet to the point of beginning.

Being the same property conveyed to Jefre Scot Goldtrap and wife, Mary Marie Goldtrap by Warranty deed from Gary E. Woodward-Smith and wife, Mary Ann Woodward-Smith of record in Instrument No. 20010710-0073236 Register's Office for Davidson County, Tennessee, dated July 05, 2001 and recorded on July 10, 2001.

Being also known as 7564 Bidwell Road Nashville, Tennessee 37080.

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 3rd day of September, 2021.

Jefre Scot Goldtrap (SEAL)

Mary Marie Goldtrap (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3rd day of September, 2021, before me personally appeared Jefre Scot Goldtrap and Mary Marie Goldtrap, 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 3rd day of September, 2021.

Notary Signature
My commission expires: 12-21-2024

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

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 $313,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 7th day of September, 2021.

Notary Signature
My commission expires: July 15, 2023



Tennessee Certification of Electronic Document

I, Rachel Brown, 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 September 7, 2021 (date of document).

Rachel Brown
Affiant Signature

9-7-21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-22-23

NOTARY'S SEAL

