Karen Johnson Davidson County
Batch# 730659 DEEDWARR
10/05/2021 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20211005-0133898

This Instrument Prepared By:
H. Brent Patrick, Esq.
Integrity Title, LLC
216 East College Street
STE D1
Dickson, TN 37055

Name and Address of New Owner:
Rosie Oddie
1412 Breckenridge Court
Whites Creek, TN 37189

Send Tax Bills To:
Rosie Oddie
1412 Breckenridge Court
Whites Creek, TN 37189

Map & Parcel No: 041-02-017

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, **L. V. Hendking, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rosie Oddie, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in DAVIDSON County, Tennessee, being

LOT NO. 17 ON THE PLAN OF BRECKENRIDGE VALLEY SUBDIVISION AS OF RECORD IN BOOK 4460, PAGE 167, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 17 FRONTS 168.58 FEET ON THE NORTH SIDE OF BRECKENRIDGE COURT AND EXTENDS BACK 226.40 FEET ON THE EAST LINE AND 233.39 FEET ON THE WEST LINE TO A DEAD LINE MEASURING 220.0 FEET THEREON.

Being the same property conveyed to L. V. Hendking and wife, Dorothy I. Hendking, by deed from Emily Levering, an unmarried person, dated July 29, 1994, and of record at Book 9425, page 231 Register's Office for Davidson County, Tennessee. Further being the same property, title to which vested in L. V. Hendking by operation of law upon the death of Dorothy I. Hendking, deceased.

This conveyance is subject to any and all restrictive covenants and easements of record in

the Register's Office for Davidson County, Tennessee.

The following is for informational purposes only: Being also known as 1412 Breckenridge Court, Nashville, TN 37189.

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 30th day of September, 2021.

L. V. Hendking (SEAL)

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 30th day of September, 2021, before me personally appeared L. V. Hendking, 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 30th day of September, 2021.

Notary Signature
My commission expires: 04/25/2025

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON 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 $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

L. V. Hendking

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 30th day of September, 2021.

Notary Signature
My commission expires: 06/25/2025



I, Kristen Patrick do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/4/2021 (date of document).

Affiant Signature

October 4, 2021

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 4 day of October 2021

2___. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)