Name and Address of New Owner:
Katelyn Jane Stroetz and Barbara Ann Taylor
3437 Parkwood Court
Hermitage, TN 37076

Send Tax Bills To:
New Owners
Same

Karen Johnson Davidson County
Batch# 730829 DEEDWARR
10/06/2021 09:43:47 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211006-0134122

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 086-14-0B-118-00

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, **Thomas Christopher York**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katelyn Jane Stroetz, Single and Barbara Ann Taylor, Single, as tenants in common with the rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 68 on the Final Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, which is of record in Plat Book 6900, page 738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Christopher York by Quitclaim deed, dated August 10th, 2021 and recorded on September 29, 2021, in Instrument Number 20210929-0131300 in Registers Office for Davidson County, Tennessee. Thomas C. York and Thomas Christopher York, being one and the same.

This is _X_ improved _____ unimproved property also known as 3437 Parkwood Court Hermitage, TN 37076.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-213437

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 30th day of September, 2021.

Thomas C. York (SEAL)
Thomas Christopher York

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September, 2021, before me personally appeared Thomas Christopher York, 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.

Julie Coon
Notary Signature
My commission expires: 6-7-2023

JULIE COON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Ritchie
(Affiant)

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

Dawn Martin
Notary Public
My commission expires: 10/2/23
File No. 2021-383

