(1) pg. 1

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31217

Karen Johnson Davidson County
Batch# 752000 DEEDWARR
11/09/2021 12:01:35 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20211109-0149507

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~640,000.00~~ SH $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aidan Vansuetendael	SWBC Mortgage Corp.	
2002 McGavock Pike	9311 San Pedro, #100	07301001400
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peggy S. Gentry and Jennifer L. Gentry both unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aidan Vansuetendael,** a single woman

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 25 feet of Lot No. 14 and the Northerly 25 feet of Lot 15, of Block "G", on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Robert Gentry and Peggy S. Gentry, as to a one-half undivided interest each, as tenants in common, by Warranty Deed from Margaret Beaty Echols, of record in Instrument No. 20031204-0174227, Register's Office for Davidson County, Tennessee. By instruments of record at Instrument Nos. 20080819-0084935, 20090114-0003670, and 20100111-0002265, said Register's Office, J. Robert Gentry and Peggy S. Gentry conveyed a 56.67 percent interest to Jennifer L. Gentry Lamb. Jennifer L. Gentry Lamb is now known as Jennifer L. Gentry.

Further, being the same being the same property conveyed to Peggy S. Gentry by Executor Quitclaim Deed from First Farmers And Merchants Bank, Executor of the Estate of John Robert Gentry, of record in Instrument No. 20201013-0118482 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 13, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2002 McGavock Pike, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this the 4th day of November, 2021.

Peggy S. Gentry

Peggy S. Gentry

Jennifer L. Gentry

Jennifer L. Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy S. Gentry and Jennifer L. Gentry,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of November, 2021.

My Commission expires: Jan 8 2024

Notary Public