Karen Johnson Davidson County
Batch# 756283 DEEDWARR
11/16/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20211116-0152622

ADDRESS NEW OWNERS and
SEND TAX BILLS:
DAVID IRWIN
1404 Sixpence Place
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
42-7-A-169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BRENDA R. HENDRICKS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DAVID IRWIN, unmarried hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 402 on the plan of Heritage Square, Phase Four as of record in Plat Book 6250, Page 178, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda R. Hendricks, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated March 18, 1992, and recorded March 20, 1992, in Record Book 8580, Page 191, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1404 Sixpence Place, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

ERGUSON & BELOTE
ATTORNEYS AT LAW
65 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 15 day of October, 2021.

Brenda R. Hendricks
BRENDA R. HENDRICKS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BRENDA R. HENDRICKS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 3.27.25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Brenda R. Hendricks
AFFIANT

Subscribed to and sworn before me, this the 15 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 3.27.25

FERGUSON & BELOTE
ATTORNEYS AT LAW
55 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Tennessee Certification of Electronic Document

I, Chelsea McMaster, 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 10/15/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/08/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.2022