Karen Johnson Davidson County
Batch# 757803 DEEDWARR
11/18/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20211118-0153723

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-3588-2021

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Patricia Green
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of Nov, 2021

Eliza Whitfield
NOTARY PUBLIC

My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Godfried Johannes Heydenrych and Marion Jean Heydenrych 1247 Swamp Leanna Road Murfreesboro TN 37129	Same address as new owner	086-06-0A-507-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($185,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARAH L. HOREN, unmarried**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GODFRIED JOHANNES HEYDENRYCH AND MARION JEAN HEYDENRYCH, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows: Being Unit 507, on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, page 483, and as amended in Book 7390, page 1 and Instrument #20051216-0151253, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sarah L. Horen, unmarried from Michael D. Swift, unmarried, by Warranty Deed dated 02/14/2017 and recorded 02/23/2017 in Instrument No. 20170223-0018144, Register's Office of said County.

The address of the herein described property is believed to be 507 Chandler Place, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of November, 2021

GRANTOR(S)

Sarah L Horen
Sarah L. Horen

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Sarah L. Horen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of November, 2021.



Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 9-23-25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/15/2021 (date of document).

Affiant Signature

11/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025