Karen Johnson Davidson County
Batch# 762359 DEEDWARR
11/29/2021 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211129-0157265

Commitment Number: TN21105822

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER ROAD
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105822.

New Property Owner/Mail Tax Statements To:
Jeremy James Gwaltney and **Chelsea France Gwaltney**, 3761 Hoggett Ford Rd., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086-13-0A-001-00

GENERAL WARRANTY DEED

Exempt: Section TCA 66-5-209 (5): Transfers made solely to any combination of a spouse

Jeremy James Gwaltney and **Chelsea France Gwaltney, who acquired title as Chelsea Dean France**, as tenants in common with rights of survivorship, hereinafter grantors, whose tax-mailing address is **3761 Hoggett Ford Rd., Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Jeremy James Gwaltney** and **Chelsea France Gwaltney**, husband and wife, as tenants in common with rights of survivorship, hereinafter grantees, whose tax mailing address is **3761 Hoggett Ford Rd., Hermitage, TN 37076**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE CORRECTED FINAL SUBDIVISION PLAT MAGNOLIA FARMS PHASE 1, SECTION 1 OF RECORD IN INSTRUMENT NO. 20181115-0112560, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
Property Address is: 3761 Hoggett Ford Rd., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20190329-0028393 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086-13-0A-001-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 2, 2021.

Jeremy James Gwaltney
Jeremy James Gwaltney

Chelsea France Gwaltney
Chelsea France Gwaltney

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 2, 2021 by **Jeremy James Gwaltney** and **Chelsea France Gwaltney** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tamika White
Notary Public

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 2nd day of October, 2021.

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

(Seal)

Jeremy James Gwaltney Chelsea France Gwaltney
Affiant

Jeremy James Gwaltney Chelsea France Gwaltney
Print Name

Tamika White
Notary Public

My commission expires:
3/6/2024

Tamika White
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **OCTOBER 2, 2021**

Affiant Signature

OCTOBER 2, 2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **5** day of **OCTOBER**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462