Karen Johnson Davidson County
Batch# 778378 DEEDWARR
12/22/2021 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0169007

WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D VOEHRINGER AND ELLEN R VOEHRINGER	JAMES D VOEHRINGER AND ELLEN R VOEHRINGER	025-00-0-164
400 DRY CREEK ROAD GOODLETTSVILLE, TN 37072	400 DRY CREEK ROAD GOODLETTSVILLE, TN 37072	

For good consideration, I (We) **JAMES D. VOEHRINGER ALSO KNOWN AS JAMES VOEHRINGER AND ELLEN VOEHRINGER, HUSBAND AND WIFE,** whose mailing address is 400 DRY CREEK ROAD, GOODLETTSVILLE, TN 37072, hereby bargain, deed and convey to **JAMES D. VOEHRINGER AND ELLEN R VOEHRINGER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose mailing address is 400 DRY CREEK ROAD, GOODLETTSVILLE, TN 37072, the following described land in DAVIDSON, County, to wit:

LAND DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF CONNIE L. EDWARDS PROPERTY OF RECORD IN PLAT BOOK 6900, PAGE 58, AS AMENDED IN INSTRUMENT NO. 20021023-0130036, 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 JAMES VOEHRINGER AND ELLEN VOEHRINGER, HUSBAND AND WIFE BY WARRANTY DEED FROM JUSTIN A. TUCKER, A MARRIED WOMAN, DATED SEPTEMBER 30,2021, RECORDED ON OCTOBER 4, 2021 AS INSTRUMENT NO. 20211004- 0133328

APN: 025-00-0-164
Property Address: 400 DRY CREEK ROAD, GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 7 day of December 2021.

JAMES D. VOEHRINGER A/K/A JAMES VOEHRINGER

ELLEN VOEHRINGER

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 7 day of December, before me personally appeared **JAMES D. VOEHRINGER A/K/A JAMES VOEHRINGER AND ELLEN VOEHRINGER,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

SHAYLA CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/3/2025

Notary Public
My Commission Expires: My Commission Expires Nov. 3, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 7 day of December, 2021.

Shayla Conley
Notary Public
My Commission Expires:

My Commission Expires Nov. 3, 2025

SHAYLA CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/3/2025

Name and address for person(s) responsible for taxes:
JAMES D VOEHRINGER AND ELLEN R VOEHRINGER
400 DRY CREEK ROAD
GOODLETTSVILLE, TN 37072

Name and Address of property owner:
JAMES D VOEHRINGER AND ELLEN R VOEHRINGER
400 DRY CREEK ROAD
GOODLETTSVILLE, TN 37072

Tennessee Certification of Electronic Document

I, Ana Maria Lopez 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 12/7/2021 (date of document).

Affiant Signature

12/16/2021
Date

State of California

County of Orange

Sworn to and subscribed before me this 16 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL