Karen Johnson Davidson County
Batch# 784920 DEEDWARR
01/05/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20220105-0001995

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $580,000.00.

AFFIAN

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of December, 2021.

NOTARY PUBLIC

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kevin Michael McGovern and Christel Ann McGovern	Colten Mortgage, LLC	084-08-0-010-00
(NAME)	(NAME)	
2827 Windemere Drive	6021 S. Syracuse Way, Ste. 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Greenwood Village, CO 80111	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Richard C. Hertel and Vicki C. Hertel, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kevin Michael McGovern and Christel Ann McGovern, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 21. AS SHOWN ON THE MAP ENTITLED SECTION TWO, SUNNY ACRES, OF RECORD IN PLAT BOOK 2663, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Richard C. Hertel and Vicki C. Hertel, husband and wife by Warranty Deed from Linda H. Godfrey, an unmarried woman of record as Instrument No. 20200820-0093828 in the Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 20, 2020.

This property is __unimproved _X_improved property known as: 2827 Windemere Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of December, 2021.

Richard C. Hertel

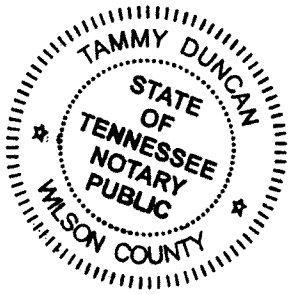
Vicki C. Hertel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard C. Hertel and Vicki C. Hertel, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2021.

Notary Public
My Commission Expires: 4/22/23



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/28/2021 (date of document).

Jennifer Russell
Affiant Signature

12/30/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of December 2021.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

