Karen Johnson Davidson County
Batch# 788037 DEEDWARR
01/12/2022 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220112-0004050

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Eric Penticoff and Linda L. Rave
104 Garrett Drive
Goodlettsville, TN 37072

SEND TAX BILL TO:

New Owner

MAP/PARCEL 033-04-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hannah Carter and husband Steven T. Fisher, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Eric Penticoff, a single man and Linda L. Rave, a married woman, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Goodlettsville Heights, Section III of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah Carter and husband, Steven T. Fisher by Warranty deed from Joseph Spicer and Juanita Spicer, husband and wife of record in Instrument No. 20151105-0112804 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 05, 2015.

This is improved property known as: **104 Garrett Drive, Goodlettsville, Tennessee 37072.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 4th day of January, 2022.

Possession to be given 4th day of January, 2022.

WITNESS MY HAND on this the 4th day of January, 2022.

Hannah Carter

Steven T. Fisher

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Hannah Carter and Steven T. Fisher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of January, 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is ~~$200,000.00~~ $265,000.00

AFFIANT

Subscribed and sworn to before me this the 4th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210878

Certificate of Authenticity

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 01/04/2022.
Date

Jennifer Russell
Affiant Signature

01/04/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 4th day of January, 2022.

D Paulsson
Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

