Karen Johnson Davidson County
Batch# 802911 DEEDWARR
02/09/2022 02:53:30 PM 6 pgs
Fees: $33.00 Taxes: $416.25
20220209-0015162

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Tommy Kratzert and Emily Kratzert 900 Hermitage Ridge Drive Hermitage, TN 37076

UTG-10110482 Order Number: UTG-10110482

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **William Kratzert and Janie Adell Kratzert, Husband and Wife, and Tommy Kratzert and Emily Kratzert, Husband and Wife,** for One Hundred Twelve Thousand Five Hundred Dollars and 00/100 ($112,500.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Tommy Kratzert and Emily Kratzert, Husband and Wife,** whose address is 900 Hermitage Ridge Drive, Hermitage, TN 37076, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 62 on the Plan of Hermitage Hills, Section Twelve of record in Book 4675, Page 125, Register's Office for said County to which plan reference is hereby made for a more complete description

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

The Plan, with owner's Certificate, of record in Book 4675, Page 125, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hermitage Ridge Drive and Bonnafair Drive, and an easement for public utility and drainage purposes along the rear line of Said lot of varying width.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 07404007300
Street address of property: 900 Hermitage Ridge Drive, Hermitage, TN 37076

Prior Instrument References by which Grantor(s) acquired title: Instrument 20180409-0032999 in the Register's Office, Davidson County, Tennessee.

Signed this 21 day of January, 2022.

Signature of Grantor(s):

William Kratzert

Janie Adell Kratzert

STATE OF Florida, COUNTY OF St Johns, SS:

BE IT REMEMBERED That on this 21 day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came William Kratzert, Janie Adell Kratzert, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

JOHN ASHTON DOYLE
Notary Public - State of Florida
Commission # GG 203500
My Comm. Expires May 5, 2022
Bonded through National Notary Assn.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 07404007300
Street address of property: 900 Hermitage Ridge Drive, Hermitage, TN 37076

Prior Instrument References by which Grantor(s) acquired title: Instrument 20180409-0032999 in the Register's Office, Davidson County, Tennessee.

Signed this 22nd day of January, 2022.

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Signature of Grantor(s):

Tommy Kratzert

Emily Kratzert

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Tommy Kratzert and Emily Kratzert, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 07404007300
Street address of property: 900 Hermitage Ridge Drive, Hermitage, TN 37076

William Kratzert
Janie Adell Kratzert

Oath of Consideration

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $112,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 21 day of January, 2022.

Signatures of Affiant(s):

_____ _____

Sworn and subscribed before me this 21 day of Jan, 2022.

_____
Notary Public

JOHN ASHTON DOYLE
Notary Public - State of Florida
Commission # GG 203500
My Comm. Expires May 5, 2022
Bonded through National Notary Assn.

County Parcel number: 07404007300
Street address of property: 900 Hermitage Ridge Drive, Hermitage, TN 37076

Oath of Consideration

I or we, Tommy Kratzert Emily Kratzert, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $112,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 22nd day of January, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 22nd day of January, 2022.

Notary Public

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, ASHLEY MARCHAND, 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 1/21/2022 (date of document).

Affiant Signature

1/31/2022
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 31 day of JANUARY, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
ELIZABETH MCCOOL ELINA
Notary ID #132676665
My Commission Expires
September 15, 2024