Karen Johnson Davidson County
Batch# 812068 DEEDWARR
02/28/2022 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,110.77
20220228-0021915

Name and Address of New Owner:
Shawn L. Loehr and Kamie L. Loehr
312 Mayfield Station
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 171-08-0A-133-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Conrad Harkrider and wife, Jessica Harkrider**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shawn L. Loehr and Kamie L. Loehr, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Cottonport Plantation, Phase 1, of record in Book 6900, pages 529-530, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Conrad Harkrider and wife, Jessica Harkrider, from Jennifer Gayle Bates, nka Jennifer Gayle Bates Potgeter, married, by Warranty Deed dated June 2, 2014 and recorded June 6, 2014 in instrument #20140606-0049413, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2022.

_____(SEAL)
Conrad Harkrider

_____(SEAL)
Jessica Harkrider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of February, 2022, before me personally appeared Conrad Harkrider and Jessica Harkrider, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of February, 2022.

_____
Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $570,478.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of February, 2022.

_____
Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-15-22.

Affiant Signature

2-15-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY