Karen Johnson Davidson County
Batch# 826555 DEEDWARR
03/22/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220322-0033005

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

ADDRESS NEW OWNER:
Vera M. Smith
204 Lake Cove
Old Hickory, TN 37138

SEND TAX BILL TO:
Vera Smith
P.O. Box 1385
Mt. Juliet, TN 37121

MAP/PARCEL 064-04-0-094.00

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, **Alfred Hentsch, a single man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Vera M. Smith, an unmarried woman, hereafter called the GRANTEE,** her 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. 9 B Zone Lot Division of Lot 9 on the Plan of Lake Country, Section 1, of record in Plat Book 5200, Page 493, 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 Alfred Hentsch, unmarried by Warranty deed from David Smith and wife, Kelly N. Smith of record in Instrument No. 20090423-0037088 Register's Office for Davidson County, Tennessee, dated April 09, 2009, and recorded on April 23, 2009.

This is improved property known as: **204 Lake Cove, Old Hickory, Tennessee 37138.**

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 GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 14th day of March, 2022.

WITNESS MY HAND on this the 14th day of March, 2022.

Alfred Hentsch

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 14th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 220062

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 March 14, 2022.

Affiant Signature

Date: 3-14-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14 day of March, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024