Karen Johnson Davidson County
Batch# 828096 DEEDQC
03/24/2022 12:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220324-0034063

Commitment Number: 21NL59923

After Recording, Return To:
Nations Lending Services/WWR Inc.
9001 W. 67th St.
Merriam, KS 66202
22WR03059

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jim Edward Hentz, 505 Jackson Thistle Court, Nashville, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086 08 0 009.00

EXECUTOR'S DEED

Chris A. Hentz, as Executor of the Estate of Linda R. Hentz and Jim Edward Hentz, a married man, hereinafter grantors, whose tax-mailing address is **505 Jackson Thistle Court, Nashville, TN 37076**, for $ 1.00 in consideration paid, GRANT WITH FIDUCIARY COVENANTS, to **Jim Edward Hentz, a married man**, hereinafter grantee, whose tax mailing address is **505 Jackson Thistle Court, Nashville, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 155, on the plan of Phase III, Jackson's Retreat, a Planned Unit Development, of record in Plat Book 5200, Page 517 and 518, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description. This conveyance is subject to all terms and provisions of the Restrictions and By Laws of record in Book 6056, Page 672; Book 5741, Page 360 and Book 5745, Page 294, said Register's Office. This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 5200, Page 517 and 518, said Register's Office.

DERIVATION CLAUSE

Being the same property conveyed to Jim Edward Hentz, a married man and Linda Ruth Hentz, an unmarried woman by Warranty Deed from Thomas Michael Hayes and wife, Young Hui Hayes as recorded 11/06/2000 as Document 200011060110209. Tax ID: 086 08 0 009.00
Property Address is: 505 Jackson Thistle Court, Nashville, TN 37076

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 31st January, 2022:

Chris A. Hentz, as Executor of the Estate of Linda R. Hentz

Jim Edward Hentz

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 31st January 2022 by **Chris A. Hentz, as Executor of the Estate of Linda R. Hentz** and **Jim Edward Hentz** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public James A Farley

JAMES A FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of January, 2022.

Jim Edward Hentz
Chris A. Hentz

Affiant

Jim Edward Hentz
Chris A. Hentz

Print Name

JAMES A FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

James A. Farley

Notary Public

My commission expires:

6-2-24

James A. Farley

Print Name

CTIC# _____

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Affiant

Subscribed and sworn to before me, this the 15 Day of March 2022

Notary

TAMMY JO MCCOLLUM
Notary Public - State of Kansas
My Appointment Expires 4/15/25

Tennessee Certification of Electronic Document

I, Makenna Steed, 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 January 31, 2022 (date of document).

Makenna Steed
Affiant Signature

February 3, 2022
Date

State of Kansas

County of Johnson

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

Nikki L Hensley
Notary's Signature

MY COMMISSION EXPIRES: 06-01-2025

NOTARY'S SEAL

