Karen Johnson Davidson County
Batch# 874853 DEEDWARR
06/21/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220621-0070399

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$555,000.00**

Subscribed and sworn to before me this 13th day of June, 2022.

Madison
Notary Public

Affiant

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Steven Gensmer **1933 Nancy Beth Lane** **Madison, Tennessee 27115**	New Owners	034 07 0A 155.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TARRAH LENNERT, UNMARRIED,** has this day bargained and sold, and does hereby transfer and convey unto the said **STEVEN GENSMER, A SINGLE MAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Final Subdivision Plat of Harbor Village Phase III, of record as Instrument No. 20050331-0034862, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TARRAH LENNERT, A SINGLE PERSON, by deed from LEE GOLDEN DBA CHRIS PROVENCHER CONSTRUCTION, of record in Instrument No. 20151214-0125115, dated December 15, 2015, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of June, 2022.

x Tarrah Lennert
TARRAH LENNERT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **TARRAH LENNERT**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 12/02/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6-10-22.

Affiant Signature

6-14-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-14-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON