WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-18343-RL

Karen Johnson Davidson County
Batch# 902062 DEEDWARR
08/11/2022 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220811-0091436

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-07-292
Parcel ID: 155 16 0A 294.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Gretchen Gochnour Thiele and Richard David Thiele 5617 Traceside Drive, Nashville, TN 37221	NEW OWNERS	Map/Parcel 155 16 0A 294.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel McDermet and Connie Lynn McDermet, husband and wife** ("Grantor"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Gretchen Gochnour Thiele and Richard David Thiele, wife and husband,** ("Grantee") all of their right, title and interest in and to that certain real property known as 5617 Traceside Drive, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Traceside, Section Ten, Revision One of record in Plat Book 9700, Page 827, 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 Daniel McDermet and spouse, Connie Lynn McDermet, by Warranty Deed from Stacey J. Turner and Blake A. Turner, husband and wife, of record in Instrument No. 20130325-0029180, in the Register's Office of Davidson County, Tennessee, dated March 22, 2013 and recorded on March 25, 2013.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of August, 2022.

Daniel McDermet

Connie Lynn McDermet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2022, before me personally appeared Daniel McDermet and Connie Lynn McDermet, 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 10th day of August, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Smith
AFFIANT

Sworn to and subscribed before me this 10 day of August, 2022.

Notary Public
My commission expires: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **KATHY SMITH**, 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 **August 10, 2022.**

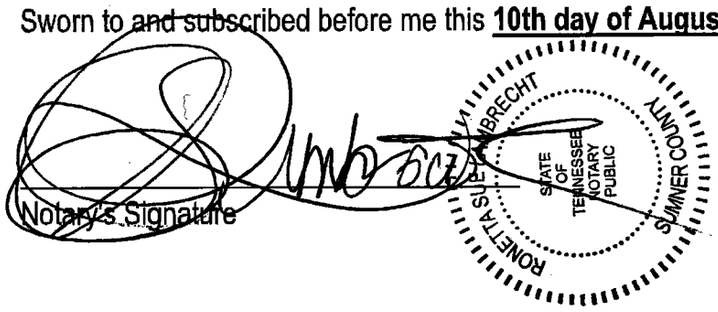
Kathy Smith
Affiant Signature

August 10, 2022
Date

State of Tennessee

County of Sumner

Sworn to ~~and subscribed~~ before me this **10th day of August, 2022**.



Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal