Karen Johnson Davidson County
Batch# 968974 DEEDWARR
02/08/2023 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230208-0009252

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd 3rd day of February, 2023.

Carmen Coats

Notary Public
MY COMMISSION EXPIRES:
File No. G23-17937

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aaron Dendy and Erin Dendy (NAME)	CHURCHILL MORTGAGE CORP (NAME)	155-16-0A-161-00
(STREET ADDRESS)	1049 MALLORY LN STE 100 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lawrence A. Tegel and Barbara A. Tegel, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Dendy and Erin Dendy, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being lot No. 321, on the Plan of Traceside, Section Six, of record in Book 9700, Page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence A. Tegel and Barbara A. Tegel by Deed dated August 3, 2020, recorded August 13, 2020, in Instrument Number 20200813-0090971, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5153 Traceway Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 30 day of January, 2023.

Lawrence A. Tegel

Lawrence A. Tegel

Barbara A. Tegel

Barbara A. Tegel

STATE OF Illinois
COUNTY OF madison

On this 30 day of January, 2023, before me personally appeared Lawrence A. Tegel and Barbara A. Tegel, 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 30 day of January, 2023.

KATHY K PARRISH
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 28, 2024

Notary Signature
My commission expires: 04-28-2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 8, 2023 (date of document).

Affiant Signature

February 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023