THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-05-504
Parcel ID: 182 06 0A 128.00

Karen Johnson Davidson County
Batch# 1013845 DEEDWARR
06/12/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230612-0044282

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Robert George Petchulat<br>7489 Maggie Drive<br>Nashville, TN 37013 | New Owner | Map/Parcel<br>182 06 0A 128.00 |

## 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, **Luke Gillenwater and Shantel Gillenwater, a married couple** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Robert George Petchulat, unmarried man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 7489 Maggie Drive, Nashville, TN 37013 , 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. 124 on the Plan of Old Hickory Hills, Phase Two - Section One, of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Luke Alexander Gillenwater and Shantel Jenna Gillenwater, husband and wife, by Warranty Deed from Randy Lamont Bullock and wife, Kimberly Bullock, of record in Instrument No. 20180702-0063612, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018, and recorded on July 02, 2018.

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 5th day of June, 2023.

Luke Gillenwater

Shantel Gillenwater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2023, before me personally appeared Luke Gillenwater and Shantel Gillenwater, 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 2nd day of June, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

**AFFIDAVIT OF VALUE**

STATE OF Tennessee )
COUNTY OF Davidson )

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 410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of June, 2023.

Notary Public
My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Britney Garner 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 6/2/23 (date of document).

Affiant Signature

6/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

