Karen Johnson Davidson County
Batch# 1087718 DEEDWARR
01/02/2024 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240102-0000356

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Prepared by and Return To:
John T. Minor, V
The Minor Firm
745 College Dr., Ste. B
Dalton, GA 30720

New Owner and Address:
Hendry Family Living Trust
5000 Harbor Reserve Cove
Hermitage, TN 37076

Tax ID: 110020B05300
Send Tax Bills To:
Charles Hendry, Trustee
5000 Harbor Reserve Cove
Hermitage, TN 37076

WARRANTY DEED

THIS INDENTURE is made this December 18, 2023, between

Betty June Hendry and Charles W. Hendry

as Grantor; and

Charles William Hendry, Sr. and Betty June Hendry, as Trustees of the Hendry Family Living Trust dated December 18, 2023

as Grantee. The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

GRANTOR AND GRANTEE acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and neither the attorney nor firm that prepared this deed shall have any liability for the status of title to the property or for the accuracy of such information.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Betty June Hendry (Seal)
Betty June Hendry

Charles W. Hendry (Seal)
Charles W. Hendry

GEORGIA, WHITFIELD COUNTY

Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, Betty June Hendry and Charles W. Hendry, with whom I am each personally acquainted, and who each acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office this 18th day of December, 2023.

[Notarial Seal]

JOHN MINOR GEORGIA WHITFIELD COUNTY NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 26, 2026

Notary Public

I hereby swear or affirm that the actual consideration of this transfer or value of the property or interest in property transferred whichever is greater is $0, and that the transfer herein is exempt from recordation tax because the transfer is to a revocable living trust created by the same transferor or by a spouse of the transferor in accordance with T.C.A. § 67-4-409(a)(3)(F).

Sworn to and subscribed before me, this 18th day of December, 2023.

Betty June Hendry
Betty June Hendry

Charles W. Hendry
Charles W. Hendry

[Notarial Seal]

JOHN MINOR GEORGIA WHITFIELD COUNTY NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 26, 2026

Notary Public

EXHIBIT "A"

Being Unit B of Lot 23 on the Plan of The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H, a Horizontal Property Regime with Private Elements, Established by the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 Through 41 and Open Spaces A Through H of record in Instrument 20171004-0101710 and amended in Instrument 20180323-0027343 to reference plat and shown on Amendment of record In Instrument 20201203-0140409 and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

For prior title, see the Warranty Deed recorded in Instrument 20211110-0150511, Register's Office for Davidson County, Tennessee.

202401020000356

Tennessee Certification of Electronic Document

I, John T. Minor, V, 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 December 18, 2023 (date of document).

Affiant Signature

December 18, 2023
Date

State of Georgia County of

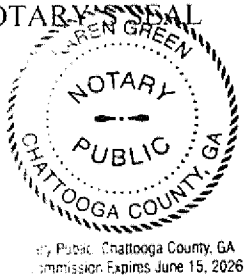
Whitfield

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2026

NOTARY SEAL



Notary Public, Chattooga County, GA
My Commission Expires June 15, 2026