Karen Johnson Davidson County
Batch# 1129073 DEEDWARR
04/30/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240430-0031496

Name and Address of New Owner:
Terrance Hendry
4104 Eastview Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-15-0-196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vickie M. Hendry, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terrance Hendry, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's office for said county.

Being the same property conveyed to Vickie M. Henry, by Quitclaim Deed dated November 18, 2015 from Melaka Hendry, recorded November 23, 2015 in Instrument No. 20151123-0118389 in the Register's Office.

Being the same property conveyed to Vickie M. Hendry, unmarried and Melaka Hendry, unmarried, by Warranty Deed dated April 4, 2007 from Gage Lester Light, now Reisinger, a married woman, recorded April 9, 2007 in Instrument No. 20070409-0041905 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2024.

Vickie M. Hendry (SEAL)
Vickie M. Hendry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2024, before me personally appeared Vickie M. Hendry, 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 30th day of April, 2024.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 under 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 $230,000.00, 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 30th day of April, 2024.

Mary E. Armor
Notary Public
My commission expires: 5-9-2026
File No. 2024-6824-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 April 30, 2024 (date of document)

Regina Sullo

Affiant Signature

April 30 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30th day of April, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

202404300031496