Karen Johnson Davidson County
Batch# 1140935 DEEDWARR
05/30/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20240530-0040149

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2024

Notary Public

My commission expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian Gentry and Melissa Gentry	Rocket Mortgage, LLC	034-07-0A-053.00-CO
227 Harbor Village Drive	1050 Woodward Avenue	
Madison, TN 37115	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Johannes Jurgens Potgieter, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian Gentry and Melissa Berry Gentry, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20030723-0102986, which revives and amends in Instrument No. 20030611-0080857 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 Johannes Jurgens Potgieter, a married man by Warranty Deed from Ronald P. Considine and Debra L. Considine, husband and wife of record in Instrument No. 20190219-0014622 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 19, 2019.

Being the same property conveyed to Johannes Jurgens Potgieter and wife, Mary T. Dewet by Quitclaim Deed from Johannes Jurgens Potgieter of record in Instrument No. 20190222-0016146 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 22, 2019. The said Mary T. Dewet died on May 13, 2020 with, thereby vesting title to such property to Johannes Jurgens Potgieter, surviving spouse.

Being the same property conveyed to Johannes Jurgens Potgieter, unmarried by Quitclaim Deed from Johannes Jurgens Potgieter, widowed-not remarried, surviving spouse of Mary T. Dewet, deceased of record in Instrument No. 20230313-0018166 Register's Office for Davidson County, Tennessee, dated March 08, 2023 and recorded on March 13, 2023.

This is improved property known as **227 Harbor Village Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of May, 2024.

Johannes Jurgens Potgieter

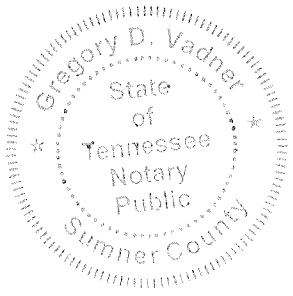
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Johannes Jurgens Potgieter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of May, 2024.

Notary Public
My Commission Expires: 3-23-27

LTC File No. 24-000486-626



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/29/24 (date of document).

Affiant Signature

05/29/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 29th day of May, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL