This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1172411 DEEDWARR
08/21/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240821-0064023

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHARON H BARKMEIER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN V LANTZ AND RICHARD LANTZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT 35 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON SITE PLAN OF VILLAS AT WOODHAVEN, AS SHOWN AS EXHIBIT A-2 OF THE MASTER DEED, CALLED WOODHAVEN CONDOMINIUMS, WHICH IS ONE IN THE SAME AS OF RECORD IN INSTRUMENT NO 20011005-0108857, AS AMENDED IN INSTRUMENT NO 20170524-0051721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO SHARON H BARKMEIER BY WARRANTY DEED FROM LINDA RANEY PERKINS, RODNEY BRUCE RANEY, AND TERESA SUZANNE WIEGAND AS SOLE HEIRS AT LAW OF PATRICIA A VANCE, AND LINDA RANEY PERKINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA A VANCE, DATED JUNE 19, 2020, OF RECORD IN INSTRUMENT NO 20200623-0067389, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3911 DODSON CHAPEL RD. UNIT 35, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 19th day of August, 2024.

Sharon H Barkmeier
SHARON H BARKMEIER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHARON H BARKMEIER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in CLARKSVILLE, TN, on this the 19th day of August, 2024.

J. Vanzant
Notary Public
My Commission Expires: 2/18/26

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2024.

LEE ANN MERRITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My commission expires 4/22/2028

Address New Owner(s) as follows:
CAROLYN V LANTZ and RICHARD LANTZ
3911 DODSON CHAPEL RD., UNIT 35
HERMITAGE, TN 37076

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 086 14 0C 035.00

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 August 19,2024.

Affiant

Date: August 19,2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19 day of August, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY