

Lot 177

**Prepared By**

Name: Cynthia R Herron Hertaus  
Address: 853 Rock Springs Rd.  
Celina  
State: TN Zip Code: 38551

**After Recording Return To**

Name: Cynthia Herron Hertaus  
Address: 853 Rock Springs Rd  
Celina  
State: TN Zip Code: 38551

BK/PG: WD126/17-19	
24000572	
3 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 26818	
06/10/2024 - 02:05:11 PM	
VALUE	500.00
MORTGAGE TAX	0.00
TRANSFER TAX	1.85
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	19.85

STATE OF TENNESSEE, CLAY COUNTY  
**BRENDA BROWNING**  
REGISTER OF DEEDS

Space Above This Line for Recorder's Use

**GENERAL WARRANTY DEED**

STATE OF TENNESSEE

Clay COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Hundred Dollars (\$500.00) in hand paid to Russ Hertaus, a Married Male, residing at 853 Rock Springs Rd. Celina, TN, County of Clay, City of Celina, State of Tennessee (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to Cynthia Herron Hertaus, a married female, residing at 853 Rock Springs Rd, County of Clay, City of Celina, State of Tennessee (hereinafter known as the "Grantee(s)") the following \*described real estate (\*and in Exhibit A if attached), situated in Clay County, Tennessee to-wit:

Russ Hertaus Conveys to Cynthia Herron Hertaus Lot # 177 in Dale Hollow Shores on Rock Springs Rd. Celina, Tn 38551

Parcel 016B B 015.00


Recorded in Book #123 Page 619 in Celina TN 38551

MAP OK TRANSFERRED  
G B CM P 01500  
ANGIE EADS  
ASSESSOR OF PROPERTY APPROVED

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

 _____ Grantor's Signature	_____ Grantor's Signature
<i>Russ Hentaw</i> _____ Grantor's Name	_____ Grantor's Name
<i>853 Rock Springs Rd.</i> _____ Address	_____ Address
<i>Celina, Tenn. 3851</i> _____ City, State & Zip	_____ City, State & Zip

In Witness Whereof,

_____ Witness's Signature	_____ Witness's Signature
_____ Witness's Name	_____ Witness's Name
_____ Address	_____ Address
_____ City, State & Zip	_____ City, State & Zip

STATE OF TENNESSEE

COUNTY OF Clay

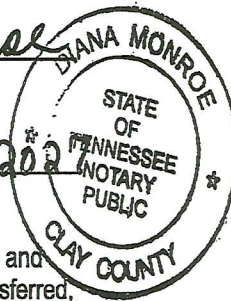
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify

that Russ Hertaus whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7<sup>th</sup> day of June, 2024

Diana Monroe  
Notary Public

My Commission Expires: 10-18-2027



I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$ 500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia Heron Hertaus  
Affiant

STATE OF TENNESSEE

COUNTY OF Clay

Subscribed and sworn to before me this 7<sup>th</sup> day of June, 2024

Diana Monroe  
Notary Public

My Commission Expires: 10-18-2027

