Karen Johnson Davidson County
Batch# 271752 DEEDWARR
08/15/2019 10:07:00 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20190815-0081669

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 14 day of Aug, 2019.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Sinachi, LLC	New Owner	136-13-0-050.00
2712 Mossdale Dr		
Antioch, TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shackett Living Trust, dated October 7, 1999,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sinachi, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, 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 Edge-O-Lakes Estates, Section 4 of record in Book 3600, page 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 82 feet on the northerly side of Mossdale Drive and runs back between lines, 127.24 feet on the easterly line and 133.35 feet on the westerly line to a broken line at the rear on which it measures 82.31 feet thereon.

Being the same property conveyed to Lyman R. Shackett, Jr. and wife, Anne P. Shackett by Warranty Deed from Thurman and Stevens Construction Company, Inc., a Tennessee corporation, dated September 7, 1965 of record in Book 3934, page 134, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Lyman R. Shackett and Anne P. Shackett, Trustees of the Shackett Living Trust dated October 7, 1999 by Quitclaim Deed from Lyman R. Shackett, Jr. and wife, Anne P. Shackett dated October 7, 1999 of record in Book 11715, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in Register's Office for Davidson County, Tennessee.

This property is improved property known as 2712 Mossdale Dr, Antioch, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

WITNESS my hand this the 13th day of August, 2019.

Shackett Living Trust, dated October 7, 1999

By: Lyman R. Shackett
Its: Co-Trustee



STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Lyman R. Shackett, Co-Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustees (or other officer authorized to execute the instrument) of the **Shackett Living Trust, dated October 7, 1999**, the within named bargainor, a Trust, and that such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of August, 2019.

Notary Public

My Commission expires: 3/31/2021

FILE NO: 2019086346