Karen Johnson Davidson County
Batch# 305920 DEEDWARR
10/24/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191024-0109306

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 22 day of October, 2019.

Notary Public

My commission expires: 8/16/20

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Reshat Rexha**<br>**Nermina Besic** | SWBC Mortgage Corp. | **173160A03400CO** |
| **3409 Chandler Cove Way** | 9311 San Pedro #100 | |
| **Antioch, TN 37013** | San Antonio, TX 78216 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**The Jeremy Johnson Revocable Spendthrift Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Reshat Rexha and Nermina Besic, Husband and Wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot One Hundred Seventy Two (172) Hidden Creek Phase I as recorded in Plat Book 20030213, Page 0020016, in the Davidson County Register's Office, of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Jeremy Johnson Revocable Spendthrift Trust, by Quitclaim Deed from Erika Rushing, a married person taking as separate property, dated July 25, 2013, of record in Instrument No. 20130729-0078213, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumberances or claims therof, which are not shown by the public records.

Defects, liens, encumberances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3409 Chandler Cove Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Trustee Date: 10/22/19
The Jeremy Johnson Revocable Spendthrift Trust
By: Peter C. Ensign, Trustee

STATE OF TN

COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Peter C. Ensign, the within named Grantor(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 further acknowledges that he is the Trustee of The Jeremey Johnson Revocable Spendthrift Trust and is authorized on behalf of The Jeremy Johnson Revocable Spendthrift Trust to execute this instrument on it's behalf.

Witness my hand, at office, this 22 day of October, 2019.

JAMES M. WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

NOTARY PUBLIC

My Commission Expires: 2/28/22

## True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)