Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 315854 DEEDWARR
11/14/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191114-0117809

WARRANTY DEED

Effective as of **November 12, 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Cheryl A. Pearre, unmarried n/k/a Cheryl Pearre Dennison, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE II, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 736 on the Plan of Phase IV Somerset, a Planned Unit Development, of record in Plat Book 7900, Page 978 & 979, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record at **Instrument Number 20121115-0105338** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband, Marlon Brent Dennison, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page 978 & 979; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 7619, Page 647, Book 7657; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654, Book 10404, Page 641 and Instrument Number 20060405-0039162; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of Tennessee on this 12th day of November, 2019.

GRANTORS:

Cheryl A. Pearre h/k/a Cheryl Pearre Dennison

Marlon Brent Dennison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Cheryl Pearre Dennison and Marlon Brent Dennison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson **County**, State of Tennessee this 12th day of November, 2019.

Notary Public

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires:
9-13-2021

New Owner Name and Address to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3733 Seasons Dr., Antioch, TN 37013 Mail tax bills to: TRANS AM SFE II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150 12 0A 075.00	I, or **we, hereby swear or affirm that to the best of** affiant's knowledge, information and belief, the actual consideration for this transfer is $250,000.00. AFFIANT Subscribed and sworn to before me this 12 day of November, 2019. NOTARY PUBLIC Commission expires: 9/20/21

KAREN MEHR STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY COMMISSION EXPIRES 9-20-21

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

