Karen Johnson Davidson County
Batch# 342017 DEEDWARR
01/13/2020 08:43:47 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200113-0003983

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 164-08-0B-010.00

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110429
TG: 7716965

NAME & ADDRESS OF NEW OWNER:
Property Owner 10, LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Property Owner 10, LLC
P.O. Box 4090
Scottsdale, AZ 85261

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ANNE ANDERT CHAVEZ, TRUSTEE OF THE EDWARD P. ANDERT REVOCABLE LIVING TRUST, U.T.D. MARCH 26, 2004,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PROPERTY OWNER 10, LLC***, "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit: *, a Delaware Limited Liability Company,

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 61 on the Final Plat of Lakewalk, Section One of record in Instrument No. 20050128-0010429, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Edward P. Andert, Trustee of the Edward P. Andert Revocable Living Trust, U.T.D. March 26, 2004, by Quitclaim Deed from Edward P. Andert, an unmarried man, dated December 22, 2015, appearing of record in Instrument No. 20160204-0011112, of the Register's Office of Davidson County, Tennessee. Upon the Death of Edward P. Andert the above named Anne Andert Chavez became Trustee of the above named Trust.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1208 Maritime Port, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 07 day of January, 2020.

Edward P. Andert Revocable Living Trust
U.T.D. March 26, 2004

BY: _____
Anne Andert Chavez, Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anne Andert Chavez, Trustee of the Edward P. Andert Revocable Living Trust U.T.D. March 26, 2004., 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 (WARRANTY DEED) for the purposes therein contained in her such capacity as Trustee by signing her name Anne Andert Chavez, Trustee of the Edward P. Andert Revocable Living Trust U.T.D. March 26, 2004.

WITNESS MY HAND AND OFFICIAL SEAL at office this the _____ day of _____, 2_____.

CALIFORNIA NOTARIAL CERTIFICATE ATTACHED
Herman Billington - Notary Public

_____
NOTARY PUBLIC

My Commission Expires: _____

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ **205,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Gray, Agent
Affiant

Subscribed and sworn to before me this 7th day of January, 2020.

_____
Notary Public

My Commission Expires: 1-14-23

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 19110429
FNTG 7716965

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires
January 14, 2023

---------- [Space Below This Line For Recording Data] ----------

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

} SS

County of San Diego

On January 07, 2020 before me, Herman Billington - Notary Public, personally appeared

Anne Andert Chavez,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Herman Billington - Notary Public

HERMAN BILLINGTON
Notary Public - California
San Diego County
Commission # 2285640
My Comm. Expires May 12, 2023

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 02 Document Date 01/07/2020

(Additional information)