Karen Johnson Davidson County
Batch# 488813 DEEDWARR
10/05/2020 09:39:44 AM 2 pgs
Fees: $13.00 Taxes: $1,126.28
20201005-0114641

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020060012

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $304,400.00

Sworn to and subscribed before me this 2nd day of October, 2020.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bankole Olupinla, et ux		149-150A-175.00
937 Mulberry Hill Place	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christanah Adebiyi and Bankole Olupinla, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968 and corrected in Instrument No. 20200127-0009439, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Danco Property Investment, LLC by Warranty deed from Double M. Partners, LLC of record in Book 11680, page 863, Register's Office for Davidson County , Tennessee, dated September 29, 1999 and recorded on September 29, 1999.

Being the same property conveyed to Trendmark Construction, LLC, a Tennessee limited liability company by Warranty deed from Danco Property Investment, LLC, a Tennessee limited liability company of record in Instrument No. 20200415-0039383 Register's Office for Davidson County, Tennessee, dated April 14, 2020 and recorded on April 15, 2020.

This is improved property known as **937 Mulberry Hill Place, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 2nd day of October, 2020.

Trendmark Construction, LLC, a Tennessee limited liability company

BY: _____
Brent G. Hopper, sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brent G. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by Brent G. Hopper, sole member for the purpose therein contained.

Witness my hand and seal, this 2nd day of October, 2020.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023