THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829224**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Nichole Dowling Affiant Subscribed and sworn to before me, this 27th day of October, 2020. Notary Public My Commission Expires: 11/08/2022

Karen Johnson Davidson County
Batch# 505387 DEEDWARR
10/30/2020 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20201030-0127064

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sheena Rojas 3350 Oak Trees Court Antioch TN 37013	Send Tax Bills To: New Owner at property address	Tax Information: Tax Parcel ID No. 150 07 0 302.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LOC Distribution, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheena Rojas**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46-A on the Plan of Lakeshore Woods, Section 3, of record in Book 6250, Page 507, (erroneously shown as Plat 650, Page 507, should have read Plat 6250, Page 507, in previous deed) said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to LOC Distribution, Inc., a Tennessee Corporation, by Warranty Deed from Cornerstone Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20200420-0041118, in the Register's Office of Davidson County, Tennessee, dated April 17, 2020 and recorded on April 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION LOTS 46 & 70 LAKESHORE WOODS, SECTION 3, as recorded in Plat Book 6250, Page 507.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6230, Page 385.

This is improved property located at 3350 Oak Trees Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2020.

LOC Distribution, Inc., a Tennessee Corporation

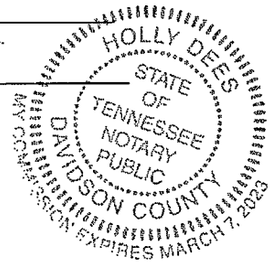
BY: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Harris, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of LOC Distribution, Inc., a Tennessee Corporation, the within named bargainer, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 27th day of October, 2020.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, AshLee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

AshLee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022