Karen Johnson Davidson County
Batch# 509188 DEEDWARR
11/05/2020 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $994.93
20201105-0129683

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020030006

STATE OF TENNESSEE
COUNTY OF Williamson

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, is $268,900.00

Sworn to and subscribed before me this 9 day of October, 2020.

Laura Jeanne Zmuda
Affiant

Notary Public
4E 9/18/22

Address of New Owner:
Laura Jeanne Zmuda, Trustee
921 Mulberry Hill Place
Antioch, TN 37013

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
149-150A-171.00-CO

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 **Laura Jeanne Zmuda, Trustee, of the Hill Place J2911 Revocable Living Trust dated October 5, 2020** 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. 171 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968, 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 the same property conveyed to Trendmark Construction, LLC, a Tennessee limited liability company by Warranty deed from Danco Property Investments, LLC, a Tennessee limited liability company of record inInstrument No. 20200325-0032318 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on March 25, 2020.

This is improved property known as **921 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 1st 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 1st 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

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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