Karen Johnson Davidson County
Batch# 522035 DEEDWARR
11/30/2020 11:05:31 AM 2 pgs
Fees: $13.00 Taxes: $1,024.53
20201130-0138855

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020090007

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $276,900.00

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

Sworn to and subscribed before me this 25th day of November, 2020.

Affiant

Notary Public

Address of New Owner:
Shateka S. Caruthers
816 Bridge Creek Lane
Antioch, TN 37013

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
149-150A-188.00-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 **Shateka S. Caruthers unmarried** 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. 188 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 also known as 804 Bridge Creek Lane Antioch, Tennessee 37013.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 in Instrument No. 20200528-0055161 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on May 28, 2020.

This is improved property known as **816 Bridge Creek Lane, 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 _X___Grantor ____ 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 25th day of November, 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 himself to be the sole member of Trendmark Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as sole member.

Witness my hand and seal, this 25th day of November, 2020.

_____
Notary Public

My Commission Expires: 5/18/2024

ALEXANDRA OWEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON