Karen Johnson Davidson County
Batch# 533342 DEEDWARR
12/14/2020 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20201214-0147367

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2020-2128

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Dec., 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Sea Inc. 401K Trust Roth FBO Ken Cunninngham	SAME	**086-03-0-001.00 CO**
(NAME)	(NAME)	
1119 Mary Evelyn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Lawrence C Wenn, Trustee and Jeffery L Wenn, Successor Trustee, of The Lawrence C. and Pauline E. Wenn Revocable Living Trust u/a/d Nov 15, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Sea Inc. 401K Trust Roth FBO Ken Cunninngham,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase I, Section Two, Jackson's Retreat of record in Plat Book 5200, Page (S)334 and 335, in the Register's Office for Davidson County, and amended by instrument of record in Book 5972, Page 96 Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No, 1 Which is a corner lot, fronts 100.77 feet on the southerly margin of Old Lebanon Dirt Road and fronts 70.0 feet on the westerly margin of Carriage Way Court, said frontages being joined by a curve having a length of 39.27 feet and extends back 128.25 feet on the southerly line and 95.69 feet on the westerly line to a point of intersection.

Being the same property conveyed to Lawrence Conrad Wenn and Spouse, Pauline Wenn Pauline Wenn and Pauline E. Wenn are one and the same person by Warranty deed from Michael Alan Turner and Spouse, Mary Louise Turner of record in Book 9321, page 951, Register's Office for Davidson County, Tennessee, dated April 22, 1994 and recorded on April 25, 1994.

Being the same property conveyed to Lawrence C. and Pauline E. Wenn as Trustees of the Lawrence C. and Pauline E. Wenn Revocable Living Trust by Quitclaim deed from Pauline E. Wenn Joined by husband Lawrence C. Wenn of record in Instrument No. 20121129-0109471 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on November 29, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 334 and 335,

amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5741, Page 360, Book 5676, Page 67, Register's Office for Davidson County, Tennessee. By-Laws of Jackson Retreat Homeowner's Association of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee. Charter of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1000 Carriage Way Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th DAY OF Dec, 2020.

Lawrence C Wenn, Trustee and Jeffery L Wenn, Successor Trustee, of the Lawrence C. and Pauline E. Wenn Revocable Living Trust u/a/d Nov 15, 2012

BY: Lawrence C Wenn
Lawrence C Wenn, Trustee

BY:
Jeffery L Wenn, Successor Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lawrence C Wenn and Jeffery L Wenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Successor Trustee of the Lawrence & Pauline Wenn Revocable Living, the within named bargainor, as Trustees, and Chris Webb and , being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, himself/themselves as Trustees of said Trust.

Witness my hand and official seal at office, this 10th day of Dec, 2020

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

