Karen Johnson Davidson County
Batch# 579137 DEEDWARR
02/26/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20210226-0024344

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pasco

The actual consideration or value, whichever is greater is $294,900.00.

Affiant

DAVID BARTHLE
MY COMMISSION # GG 334969
EXPIRES: May 15, 2023
Bonded Thru Notary Public Underwriters

Subscribed and sworn before me this the 17th day of February, 2021.

Notary Public
My commission expires: 05-15-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michele R. Clark	Churchill Mortgage Corporation	173-16-0A 201.00
3905 Stephens Ridge Way	1749 Mallory Lane, Suite 100	
Antioch, TN 37013	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBORAH SHAW FANNING, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHELE R. CLARK, MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final Plat Hidden Creek, Phase 3, Section 2, of record in Plat at Instrument No. 20050714-0081683, 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 Michael Franklin Fanning and Deborah Shaw Fanning, husband and wife, by Warranty Deed dated 08/05/2016, from Marilyn Persons, an unmarried woman, and Jolyn Persons, an unmarried woman, of record in Instrument No. 20160809-0082688 Register's Office for said County. The said Michael Franklin Fanning having since died December 27th, 2020

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3905 Stephens Ridge Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of February, 2021.

Deborah Shaw Fanning

STATE OF Florida

COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Shaw Fanning, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of February, 2021.

My commission expires: 05-15-2023

Notary Public

DAVID BARTHLE
MY COMMISSION # GG 334969
EXPIRES: May 15, 2023
Bonded Thru Notary Public Underwriters

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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