Karen Johnson Davidson County
Batch# 581281 DEEDWARR
03/02/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20210302-0026239

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 12-18-2023
(AFFIX SEAL)

File No. AT-21-15

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Schenk and Christie Schenk	F + M Bank	
(NAME)	(NAME)	
2253 B Castleman Drive	10 Cadillac Dr, Ste 10 D	131-01-4D-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(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, **Daniel Killian, Trustee of The Sammy Property Trust dated December 29, 2017**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Schenk and Christie Schenk, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 2253 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160823-0088309, Register's Office for said Davidson County, Tennessee. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Sammy Property Trust dated December 29, 2017, Brad Gibson, Trustee by Warranty deed from Urban Development Group LLC, a Tennessee limited liability company and William Bruce Jones, Jr, married of record in Instrument No. 20180119-0006023 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 19, 2018.

Being the same property conveyed to The Sammy Property Trust dated December 29, 2017, Daniel Killian, Trustee by Quitclaim deed from The Sammy Property Trust dated December 29, 2017, Brad Gibson, Trustee of record in Instrument No. 20191203-0124135 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on December 03, 2019.

Being also known as 2253 B Castleman Drive B Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 26th day of February, 2021.

Daniel Killian, Trustee of The Sammy Property Trust dated December 29, 2017

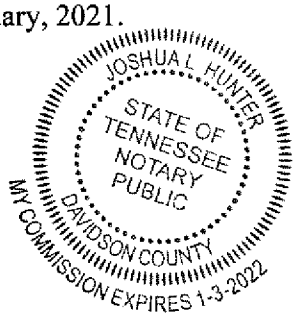
By:_____
Daniel Killian, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Daniel Killian of Daniel Killian, Trustee Sammy Property Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2021.

_____
Notary Signature
My commission expires:



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY