WARRANTY DEED

File #21033

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dante Schuckman	American Pacific Mtg. Corp	-164-07-0A-024.00-CO
(NAME)	(NAME)	
901 Harvest Grove Drive	3000 Lava Ridge Ct, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Roseville, CA 95661	
(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, **Deneen Hadley (aka Deneen P. Hadley Carter), Trustee of the Deneen P. Hadley Carter Family Wealth Trust dated December 08, 2011,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dante Schuckman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 24 on the Plan of Final Plat Section One, Harvest Grove "formerly Tillman" of record in Plat at Instrument No. 20060726-0090037, 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 Deneen Hadley, unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20080104-0001106 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on January 04, 2008. Thence being the same property conveyed to Deneen Hadley, Trustee or her successors in trust, under the Deneen P. Hadley Carter Family Wealth Trust, dated December 08, 2011 by Warranty deed from Deneen Hadley of record in Instrument No. 20131021-0109783 Register's Office for Davidson County, Tennessee, dated December 08, 2011 and recorded on October 21, 2013. This property is not the homestead or current residence of the grantor or her spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 901 Harvest Grove Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 582438 DEEDWARR
03/03/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20210303-0027097

202103030027097

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 hand this 22nd day of February, 2021.

The Deneen P. Hadley Carter Family Wealth Trust dated December 08, 2011

BY: _____
Deneen Hadley, Trustee

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deneen Hadley (aka Deneen P. Hadley Carter)**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Deneen P. Hadley Carter Family Wealth Trust dated December 08, 2011**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of February, 2021.

My commission expires: April 2, 2022 _____
Notary Public

LIZ NORRIS
COMM. #2233707
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires:April 2, 2022

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Sandy Mitsos (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 Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (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: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(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).

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