Prepared by:

J. Terry Kennedy, Esq.
Kennedy & Kennedy Co. LPA
10723 Montgomery Road
Cincinnati, OH 45242

Karen Johnson Davidson County
Batch# 606747 DEEDWARR
04/05/2021 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $462.50
20210405-0043978

Return by Mail to:
Fidelity Land Title Agency
10723 Montgomery Rd.
Cincinnati, OH 45242

LIMITED WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Pecan Valley Properties, LLC 4351 Pecan Valley Road Nashville, TN, 37218	Pecan Valley Properties, LLC 4351 Pecan Valley Road Nashville, TN, 37218	030 00 0 020.00

KNOW ALL MEN BY THESE PRESENTS, that **The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7** FOR AND IN CONSIDERATION of the sum of $125,000.00, grant(s) with limited warranty covenants to: **Pecan Valley Properties, LLC, a Tennessee Limited Liability Company,** whose tax mailing address is: 4351 Pecan Valley Road, Nashville, TN 37218.

the following described **REAL PROPERTY:**

THE FOLLOWING DESCRIBED PREMISE TO-WIT:

Being Lot # 1 on the Plan of Darryl Schutt Land, as of record in Plat Book 8250, Page 213, Register's Office of Davidson County, Tennessee

For information purposes only:
Property Address: 4819 Whites Creek Pike, Whites Creek, TN 37189
Parcel No: 030 00 0 020.00

21-2031-06-P-R

Prior Instrument Reference: Official Record 20200727-0081906 of the Deed Records of Davidson County, Tennessee.

The Grantor covenants that it is seized and possessed of this land, and has the right to convey it, and it warrants the title against all persons claiming under me.

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Executed this 18 day of March, 2021.

The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7, by Carrington Mortgage Services, LLC, as Attorney in Fact

By: _____

Name_____

Title: Tony Craft, SVP of Default for Carrington Mortgage Services, LLC Attorney in Fact

STATE OF _____)
) SS:
COUNTY OF _____)

Before me the undersigned, a Notary Public in and for said County and State, on this _____ day of March, 2021 personally appeared _____, known to me to be the _____, of Carrington Mortgage Services, LLC, as Attorney in Fact for The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 who subscribed her name as the authorized officer hereof to the foregoing instrument and acknowledged to me that she executed the same as on behalf of the Company, for the uses and purposes herein set forth. See Attached

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On March 18, 2021 before me, Ann Pool - Notary Public
(insert name and title of the officer)

personally appeared Tom Croft,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ANN POOL
Notary Public - California
Orange County
Commission # 2317734
My Comm. Expires Jan 5, 2024

State of Ohio

County of Hamilton

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant – Brandi Dickerson

Subscribed and sworn to before me this MARCH 18, 2021.

Notary Public

My Commission Expires:_____



JACQUELINE L. McGUIRE
Notary Public, State of Ohio
My Commission Expires
April 27, 2024

True Copy Certification

I, Sherri Murphy Kennedy, 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 Ohio

County of Hamilton

Personally appeared before me, a notary public for this county and state, Sherri Murphy Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on MARCH 30, 2021.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

JACQUELINE L. McGUIRE
Notary Public, State of Ohio
My Commission Expires
April 27, 2024