WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

#15522

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bway Muh Htoo Ah Bay	Castle & Cooke Mortgage, LLC	16412000100
(NAME) 1000 Pin Oak Drive	(NAME) 13751 South Wadsworth park Suite 101	Karen Johnson Davidson County Batch# 617438 **DEEDWARR** 04/19/2021 10:12:34 AM 2 pgs Fees: $13.00 Taxes: $1,058.20
(ADDRESS) Antioch, TN 37013	(ADDRESS) Draper UT, 84020	20210419-0051735
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustee Inc., as Trustee for the Spann Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bway Muh Htoo and Ah Bay, both unmarried as joint tenants with right of survivorship,** 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:

A certain tract of parcel of Land in Davidson County, State of Tennessee, described as follows: To-wit:
Being Lot No. 1 on the Plan of Second Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Trustee Inc., as Trustee of the Spann Family Land Trust , by deed of record in Instrument No. 20190815-0081787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1000 Pin Oak Drive, Antioch, TN 37013
(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 hands this 16th day of April, 2021.

Trustee Inc., as Trustee for the Spann Family Land Trust

PRESIDENT

State of Tennessee
County of Davidson

On this the 16th day of April, 2021, before me, personally appeared Kirk Whitworth, President of Trustee Inc as Trustee of the Spann Family Land Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.
WITNESS my hand

WITNESS my hand and seal this 16th day of April, 2021.

Notary Public
My Commission Expires: _____

File No.: 15522

