Karen Johnson Davidson County
Batch# 621305 DEEDWARR
04/23/2021 09:04:58 AM 2 pgs
Fees: $13.00 Taxes: $1,165.13
20210423-0054425

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $314,900.00

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Sworn to and subscribed before me this 22 day of April, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jit Gurung		149-15-0A-158.00-CO
805 Bridge Creek Lane	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jit Gurung, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Cambridge Forest Subdivision, Phase VII of record in Plat at Instrument No. 20190325-0026968, and corrected in Instrument No. 20200127-0009439 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 Trendmark Construction, LLC, a Tennessee Limited Liability Company by Warranty deed from Danco Property Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200908-0101753 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 08, 2020.

This is improved property known as **805 Bridge Creek Lane, Antioch, Tennessee 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 22 day of April, 2021

Trendmark Construction, LLC, a Tennessee limited liability company

BY: _____
Brent G. Hopper, sole member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brent G. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by Brent G. Hopper, sole member for the purpose therein contained.

Witness my hand and seal, this 22 day of April, 2021.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023