THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210334007

Karen Johnson Davidson County
Batch# 626936 DEEDWARR
04/30/2021 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210430-0058288

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Allen

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Weldon Meienburg, TRUSTEE
Affiant

Subscribed and sworn to before me, this 22nd day of April, 2021.

Hannah Louise Niman
Notary Public
My Commission Expires: 09/05/2027

Hannah Louise Niman
Notary Public Seal State of Indiana
Allen County
Commission Number NP0722247
My Commission Expires 09/05/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Antonio Suarez Plaza and Sara Camelia Plaza Chunga 1421 Jackson Place Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-04-0C-010.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Meienburg Family Revocable Living Trust, dated July 25, 2007, Weldon R. Meienburg and Marlene M. Meienburg, Trustors and/or Trustees** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Antonio Suarez Plaza and Sara Camelia Plaza Chunga, tenants in common with full right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, Jackson's Grove, Phase One of record in Plat Book 8250, Page 895, 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 The Meienburg Family Revocable Living Trust, dated July 25, 2007, Weldon R. Meienburg and Marlene M. Meienburg, Trustors and/or Trustees by Quitclaim Deed from Weldon R. Meienburg and wife, Marlene M. Meienburg, of record in Instrument No. 20090428-0038247, Register's Office for Davidson County, Tennessee, dated July 25, 2007 and recorded on April 28, 2009. The said Marlene M Meienburg having since deceased on January 15, 2021, in Allen County, Indiana. Quitclaim Deed of Correction of record in Instrument No. 202104300058287—— Register's office of Davidson Co, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 895, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10841, Page 583, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of HOA of record in Book 10841, Page 607 and amended in Instrument No. 20160727-0077296, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 5776, Page 868, in the Register's Office for Davidson County, Tennessee.
Boundary Line Agreement of record in Book 10728, Page 584, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1421 Jackson Place Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2021.

The Meienburg Family Revocable Living Trust, dated July 25, 2007.

BY: Weldon R. Meienburg 4/22/2021
Weldon R. Meienburg, Trustee
TRUSTEE

STATE OF Indiana)
COUNTY OF Allen)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Weldon R. Meienburg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Meienburg Family Revocable Living Trust, dated July 25, 2007, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 22nd day of April, 2021.

Hannah Louise Niman
Notary Public

My Commission Expires: 09/05/2027

Hannah Louise Niman
Notary Public Seal State of Indiana
Allen County
Commission Number NP0722247
My Commission Expires 09/05/2027

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212