Karen Johnson Davidson County
Batch# 659910 DEEDWARR
06/18/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210618-0082775

RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Sumner) The actual consideration for this transfer or value of property transferred (whichever is greater) is $400,000.00. Affiant Sworn to and subscribed before me this 17th day of June, 2021. Notary Public My Commission Expires: 03/01/2025 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kara Guindin and Christopher Guindin 5421 Mainsail Dr. Hermitage, TN 37076	Shelter Lending Services, LLC 4000 W Brown Deer Rd., Ste E Brown Deer, WI 53209	098 09 0A 079.00

This Indenture is made on the 17th day of June, 2021, by and between **BRENT DESKINS AND MARGARET DESKINS** ("Grantor"), and **KARA GUINDIN AND CHRISTOPHER GUINDIN, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 196 on the plan of Phase 2A, Lakeshore, of record in Plat Book 7900, page 425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brent R Deskins and Margaret E Deskins, husband and wife, by Warranty Deed from Michael A. Randolph and wife, Shirley F. Randolph, of record in Instrument No. 20170112-0003452, in the Register's Office of Davidson County, Tennessee, dated January 10, 2017 and recorded on January 12, 2017.

This is improved property known as 5421 Mainsail Dr., Hermitage, TN 37076.

This conveyance is being made subject to:

1. Taxes for the year 2021 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Section 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2A, Lakeshore, as recorded in Plat Book 7900, Page(s) 425, said Register's Office.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat Lake Shore, as recorded in Plat Book 6900, Page(s) 683, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions recorded in Book 7572, Page 669, as amended in Instrument No. 20200820-0094221.

6. Easement for Transmission Line, recorded in Book 1298, Page 133, said Register's Office.

7. Easement recorded in Book 4077, Page 604, said Register's Office.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 17th day of June, 2021.

GRANTOR:

Brent Deskins

Brent Deskins

Margaret Deskins

Margaret Deskins

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BRENT DESKINS AND MARGARET DESKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of June, 2021.

Patti Robitaille

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY