Karen Johnson Davidson County
Batch# 678681 DEEDWARR
07/19/2021 07:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210719-0096171

Commitment Number: RIN21011202

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Gina Nicole Truhlar, 408 Chinook Dr
Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181 03 0A 366.00

GENERAL WARRANTY DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Gina Nicole Truhlar and William Michael Truhlar, wife and husband, as tenants by the entirety, hereinafter grantor, for $1.00 (One Dollar) in consideration paid grants, with general warranty covenants to **Gina Nicole Truhlar**, married to grantor, the following real property:

LAND in Davidson County, Tennessee being Lot No. 23, on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20160620-0062474, Register's Office for Davidson County, Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Lifestyle Home Builders, Inc., a Tennessee Corporation to Gina Silvey, an unmarried woman, dated January 11, 2017 and recorded on January 11, 2017 in Instrument No. 20170111-0003326., Davidson County records.

Tax Parcel # 181 03 0A 366.00
Property Address is: 408 Chinook Drive, Antioch, TN 37013

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 13, 2021:

Gina Nicole Truhlar

Gina Nicole Truhlar

William Michael Truhlar,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 13, 2021 by **Gina Nicole Truhlar and William Michael Truhlar**, who are personally known to me or have produced D.L as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of July, 2021.

Gina Nicole Truhlar
Affiant

Gina Nicole Truhlar
Print Name

(Seal)

LaTonya S Smith
Notary Public

My commission expires:

8/27/2023

LATONYA S SMITH
Print Name

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
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State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of July, 2021.

Affiant

William M. Truman
Print Name

LaTonya S Smith
Notary Public

(Seal) LATONYA S SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 8/27/2023

My commission expires:

8/27/2023

LATONYA S SMITH
Print Name

LATONYA S SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 8/27/2023

Tennessee Certification of Electronic Document

I, Rebecca Horton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/2021 (date of document).

Rebecca Horton
Affiant Signature

7/13/2021
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022