Karen Johnson Davidson County
Batch# 686759 DEEDWARR
07/30/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $44.40
20210730-0102544

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Kathryn M. Peach
Notary Public

MY COMMISSION EXPIRES: 2/22/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Destiny Land USA, LLC	Destiny Land USA, LLC	163 00 0 012 00 and
(NAME)	(NAME)	
300 E Miller Court @1712	300 E Miller Court @1712	
(ADDRESS)	(ADDRESS)	
Castle Rock CO 80104	Castle Rock CO 80104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Twelve Thousand And No/100 Dollars ($12,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARTHA L COLLINS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DESTINY LAND USA, LLC, a Colorado limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 31 of Shields Antioch land, a plan of said land is recorded in Plat Book 57, page 111, R.O.D.C. and said lot no. 31 fronts 100 feet on Ottenville Ave. and has a depth of 178 feet.

Being the same property conveyed to Lillian Robinson and Alla Mae Devine by Deed from Mozell Briley peoples on September 17, 1955, of record in Book 2494, Page 267, Register's Office for Davidson County, Tennessee. Reference is here made to an Affidavit of Heirship of record in Instrument No.

20100325-0022170, said Register's Office. Allie Mae Devine died September 1, 1977, intestate with her only heir at law, her sister Lillian Robinson. Lillian Robinson died intestate on February 10, 1982, survived by her only two children, Briley D. Robinson and Martha L. Collins. Briley D. Robinson died January 26, 2021, survived by her only sister, Martha L. Collins. Reference is made to an Affidavit of Heirship of record in Instrument No. __202107300102542___ said Register's Office.

Being the same property conveyed to Lillian Robinson and Allie Mae Devine by Mozell Briley Peoples in an instrument dated September 17, 1955 and recorded February 28, 1956 in Book 2494, Page 267, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as Moss Rd, Antioch, TN 37013
(House No.) (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 successors 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 successors 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 our hands this 26 day of July, 2021.

Martha L Collins by Brenda A. Sheriff, Attorney in Fact
Martha L Collins by Brenda A. Sheriff, Attorney in Fact

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, BRENDA A. SHERIFF, to me known to be the person who executed the foregoing instrumernt on behalf of Martha L Collins, and acknowledged that she executed the same as the free act and deed of the said Martha L. Collins, and for the purposes therein contained by virtue of a POwer of A ttorney, duly executed bv teh said Martha L. Collins, and being recorded simultaneously herewith in Instrument No.202107300102543, Register's Office for Davidson County, Tennessee.

WITNESS my hand and offical seal at office on this 26 day of July, 2021.

Notary Public
Printed Name: Helen T. Mitchell-Carter

Serial Number, if any: _____

My Commission Expires: 11/20/21

HELEN F MITCHELL-CARTER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 20, 2021

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 7-29-2021 (date of document).

Eileen Smith
Affiant Signature

7-29-2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of July, 2021.

Kathryn M Peach
Notary's Signature

MY COMMISSION EXPIRES: 2/22/2025

NOTARY'S SEAL

