202109130121875

Karen Johnson Davidson County
Batch# 713130 DEEDWARR
09/13/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20210913-0121875

SOPHIA PADGETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $165,000.00 Affiant Subscribed and sworn to before me, this 7 day of September, 2021. Notary Public My commission expires: 3-3-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thang M. Chu	New Owner	**162010A01700CO**
421 Hickory Glade Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of the 421 Hickory Glade Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thang M. Chu, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 17, on the Site Plan of Phase I, Hickory Glade, of record in Plat Book 6250, Page 889 (erroneously referred to as Plat Book 62550, Page 889 in prior deed of record), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of the 421 Hickory Glade Dr Trust, by Warranty Deed from Rhondalyn J. Ewen, unmarried, dated August 9, 2021, of record in Instrument No. 20210811-0108092, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Further being the same property conveyed to Rhondalyn J. Ewen, unmarried, by Warranty Deed from David C. Haines, unmarried, dated February 1, 2006, of record in Instrument No. 20060203-0013530, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 421 Hickory Glade Drive, Antioch, TN 37013.

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 heirs 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 in 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 heirs 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.

_____ Date: 9-7-2021

The 421 Hickory Glade Dr Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 421 HICKORY GLADE DR TRUST and that he is authorized by THE 421HICKORY GLADE DR TRUST to execute this instrument on its behalf.

Witness my hand this 7 day of **SEPTEMBER, 2021.**

_____
Notary Public

My commission expires: 3-3-2025

SOPHIA PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Certificate of Authenticity

I, Samantha 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

9/7/21.

Date

Affiant Signature

9/7/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

My Commission Expires: 3-3-2025

Date

Notary's Seal (if on paper)

