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Karen Johnson Davidson County
Batch# 731736 **DEEDWARR**
10/08/2021 09:03:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211008-0135295

After Recording, Return and Mail Tax Statements to:
Michael D. Church
2476 Prairie Hill Drive
Antioch, TN 37013

ADDRESS OF NEW OWNER: SAME

WARRANTY DEED

MICHAEL D. CHURCH, a married man, the GRANTOR,

Whose mailing address is 2476 Prairie Hill Drive, Antioch, TN 37013;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

MICHAEL D. CHURCH, as trustee of THE 2021 CHURCH FAMILY TRUST, U/A dated September 8, 2021, the GRANTEE,

Whose mailing address is 2476 Prairie Hill Drive, Antioch, TN 37013;

And to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

BEING LOT NO. 55 ON THE PLAN OF FINAL PLAT CLOVER GLEN, PHASE 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20190221-0015860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Michael D. Church, a married man, by the deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated October 16, 2020, of record in instrument 20170208-0013268, Register's Office for Davidson County, Tennessee.

More commonly known as 2476 Prairie Hill Drive, Antioch, TN 37013;

Assessor's Parcel Number: 18215B05500CO.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that

are now of record, if any.

Together will all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

I do for myself and my heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 8th day of September, 2021.

MICHAEL D. CHURCH

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

On this 8th day of September, 2021, before me, the undersigned, personally appeared MICHAEL D. CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2021

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

MICHAEL D. CHURCH, Affiant

Subscribed and sworn before me this 8th day of September, 2021.

NOTARY PUBLIC

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2021