Karen Johnson Davidson County
Batch# 812843 DEEDWARR
03/01/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20220301-0022940

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 15th day of February, 2022.

Notary Public
My commission expires:
1-11-26

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:
Regina K. Schneider	**Rocket Mortgage LLC ISAOA**	**147070B03500CO**
4958 Edmondson Pike #G35	1050 Woodward Ave	
Nashville, TN 37211	Detroit, MI 48226	

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 4958 Edmondson Pike #35 Trust

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

Regina K. Schneider

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. G-35, on the Plan of Woodlea Place Townhouses, of record in Book 5050, Page 101, 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 Brandon Adams, Trustee of The 4958 Edmondson Pike #35 Trust, by Warranty Deed from Claude C. Henderson, a married man, dated August 26, 2021, of record in Instrument No. 2021081-0117423, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Claude C. Henderson, a single person, by Warranty Deed from Wilmington Trust, National Association, as successor Trustee to Citibank, NA, as Trustee for Lehman XS Trust,
Mortgage-Pass-Through Certificates, Series 2005-3, dated May 28, 2013, of record in Instrument No. 20130621-0063942, 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 4958 Edmondson Pike #G35, Nashville, TN 37211.

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: 2-15-22

The 4958 Edmondson Pike #35 Trust By Brandon Adams It's 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 4958 Edmondson Pike #35 Trust and that he is authorized by The 4958 Edmondson Pike #35 Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of February, 2022.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Egdaniel Encarnacion, 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 2-15-2022.

Date

Affiant Signature

2-15-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY