WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-16131-DS

Karen Johnson Davidson County
Batch# 830032 DEEDWARR
03/28/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220328-0035684

WARRANTY DEED

STATE OF TENNESSEE Florida
COUNTY OF Pasco

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2022.

GRISELLE MARIA MARTE
Notary Public - State of Florida
Commission # HH 077592
My Comm. Expires Jan 5, 2025
Bonded through National Notary Assn.

Notary Public Griselle Maria Marte

MY COMMISSION EXPIRES: 01-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela P. White	Churchill Mortgage Company	Parcel ID: 137-13-0A-053.00-000
(NAME) 3345 Milbridge Drive	(NAME) 1749 Mallory Lane Ste. 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mariska Weaver, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela P. White, an unmarried woman**, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 53 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. ** Note - With this conveyance, legal description is being corrected as to Plat Book reference due to Scrivener's Error in previous deed.**

Being the same property conveyed to Mariska Weaver, By Warranty Deed from Madelaine L. Prespare, an unmarried woman dated January 22, 2021 recorded January 25, 2021, of record as Instrument No. 20210125-0010906 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3345 Milbridge 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 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 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.

Witness our hands this 18th day of March, 2022

Mariska Weaver

STATE OF FLORIDA

COUNTY OF Pasco

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Mariska Weaver**, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Provided Driver License

Witness my hand and official seal, this the 18th day of March, 2022.

Notary Public Griselle Maria Marte

My Commission Expires: 01-05-2025

(SEAL)

GRISELLE MARIA MARTE
Notary Public - State of Florida
Commission # HH 077592
My Comm. Expires Jan 5, 2025
Bonded through National Notary Assn.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/18/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/18/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 **day of** March, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM