Karen Johnson Davidson County
Batch# 832315 DEEDWARR
03/31/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220331-0037499

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2022.

Notary Public

My commission expires: 4/7/23

Gregory D. Vadner * State of Tennessee Notary Public * Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gina E. Sforza and Paula E. Ross	Mortgage Investors Group	182-01-0A-059.00-CO
1005 Morning Court	8320 East Walker Springs Ln Ste. 200	
Antioch, TN 37013	Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gary A. Trestain and Margaret Ann Trestain, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gina E. Sforza and Paula E. Ross, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision Cluster Lot Option, a Planned unit developme of record in Plat at Instrument No. 20071220-0146323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary A. Trestain and Margaret Ann Trestain, husband and wife by Warranty deed from Jennifer C. Shogren, Formerly known as, Jennifer C. Johnson and husband, Nathan Shogren of record in Instrument No. 20121015-0093995 Register's Office for Davidson County, Tennessee, dated October 12, 2012 and recorded on October 15, 2012.

This is improved property known as **1005 Morning Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of March, 2022.

Gary A. Trestain

Margaret Ann Trestain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gary A. Trestain and Margaret Ann Trestain, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of March, 2022.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 22-000715-526

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of TN

County of Sumner

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

