Karen Johnson Davidson County
Batch# 860762 DEEDWARR
05/23/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220523-0059742

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1993

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of May, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan D. Blessing 7284 Autumn Crossing Wa Brentwood, TN 37027	LoanDepot.com, LLC 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	181-10-0B-028.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

David T. Danelson, Trustee of the David T. Danelson Living Trust, dated 11/26/2003 by Katherine Joan Crain, Managing Member, Trustee/Executor

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan D Blessing, a married man

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 Lot No. 45 on the Plan of Final Subdivision Plat Centex At Concord, Phase 1 of record in Plat at Instrument No. 20051011-0122364, 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 David T. Danelson, Trustee of the David T. Danelson Living Trust Dated 11/26/2003 by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 200604050039212 Register's Office for Davidson County, Tennessee, dated March 28, 2006 and recorded on April 05, 2006.

Being also known as 7284 Autumn Crossing Way Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7284 Autumn Crossing Wa, Brentwood, TN 37027

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 so 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.

Dated this the 16th day of May, 2022.

David T. Danelson Living Trust dated November 26, 2003

By: _____
Katherine Joan Crain, Managing Member, Trustee/Executor

STATE OF California
COUNTY OF Los Angeles

On this 16th day of May, 2022, before me personally appeared Katherine Joan Crain, Managing Member, Trustee/Executor of David T. Danelson Living Trust dated November 26, 2003, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2022.

_____
Notary Signature
My commission expires: Mar 28, 2025

DENNIS KHATCHIKIAN
COMM. #2350182
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 28, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 5|16|22.

Affiant Signature

5|18|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5|18|22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON