WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

T-KW-22-212

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 866787 DEEDWARR
06/02/2022 03:23:21 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20220602-0063941

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Marie Elaine Renteria-Kaplan	**Interlinc Mortgage Services, LLC**	
(NAME)	(NAME)	**054-13-0-135.00**
212 Ashawn Blvd	**5875 N Sam Houston Pkwy West**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANDA CHUNN SHEARIN(F/K/A WANDA CHUNN LANDIS), TRUSTEE OF THE WANDA CHUNN SHEARIN REVOCABLE TRUST DATED OCTOBER 15, 2020 (F/K/A THE WANDA CHUNN LANDIS REVOCABLE TRUST),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIE ELAINE RENTERIA-KAPLAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26 on the Plan of Brandywine Place of record in Plat Book 6250, Page (s) 327 and 328, 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 Wanda Chunn Landis, Trustee of The Wanda Chunn Landis Revocable Trust dated October 15, 2020 by Quit Claim deed from Wanda Chunn Landis (fka Wanda C. Shearin) of record in Instrument No. 20201019-0121594 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 19, 2020. Wanda Chunn Shearin (f/k/a Wanda Chunn Landis) Trustee of the Wanda Chunn Landis Revocable Trust dated October 15, 2020 executed an amendment on November 4, 2021 changing the name of said Trust to The Wanda Chunn Shearin Revocabale Trust. As such, the Wanda Chunn Landis Revocable Trust and the Wanda Chunn Shearin Revocable Trust are one and the same.

Wanda Chunn Landis and Wand Chunn Shearin are one and the same person.

This conveyance is subject to:
- Taxes for the year 2022 and therafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 327 and 328, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6488, Page 764 and amended in Book 8904, Page 855, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Right of Way for Old Hickory Boulevard of record in Book 7374, Page 144, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6482, Page 873, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Ashawn Blvd, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF MAY, 2022.

Wanda Chunn Shearin(f/k/a Wanda Chunn Landis), Trustee of the Wanda Chunn Shearin Revocable Trust dated October 15, 2020 (f/k/a The Wanda Chunn Landis Revocable Trust dated October 15, 2020)

BY: Wanda Chunn Shearin
Wanda Chunn Shearin (f/k/a Wanda Chunn Landis)
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA CHUNN SHEARIN, TRUSTEE of WANDA CHUNN SHEARIN(F/K/A WANDA CHUNN LANDIS), TRUSTEE OF THE WANDA CHUNN SHEARIN REVOCABLE TRUST DATED OCTOBER 15, 2020 (F/K/A THE WANDA CHUNN LANDIS REVOCABLE TRUST DATED OCTOBER 15, 2020), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212