Karen Johnson Davidson County
Batch# 870834 DEEDWARR
06/14/2022 09:36:30 AM 7 pgs
Fees: $38.00 Taxes: $1,054.13
20220614-0067369

File Number: 21244769REO

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael Chapin and **Madison Chapin**, 8375 Old Pond Creek Road, Pegram, TN 37143

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
100-00-0-090-00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the May 12, 2022, by and between **The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust**, whose mailing address is **C/O NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 55 BEATTIE PLACE SUITE 110, GREENVILLE, SC 29601**, hereinafter grantor, and party of the first part, for $284,900.00 (Two Hundred Eighty Four Thousand Nine Hundred Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to **Michael Charles Chapin** and **Madison Chapin, husband and wife**, hereinafter grantees, party of the second part, whose tax mailing address is **8375 OLD POND CREEK ROAD, PEGRAM, TN 37143**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $284,900.00 (Two Hundred Eighty Four Thousand Nine Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **8375 Old Pond Creek Road, Pegram, TN 37143** .

DERIVATION CLAUSE

Being the same property conveyed to The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust by Substitute Trustees Deed from Mickel Law Firm, P.A., Substitute Trustee of record as Instrument No. 20210203-0015351 in the Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 3, 2021

Parcel ID: 100-00-0-090-00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 12, 2022:

The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust by NewRez, LLC F/K/A New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as attorney in fact

X _____

By: Chris McCormick

Its: Authorized Signer

STATE OF TX

COUNTY OF Harris

Before me, Monica M Byers, a Notary Public of said State and County aforesaid, personally appeared Chris McCormick its Authorized Signer on behalf of **NewRez, LLC F/K/A New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing,** as attorney in fact for **The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Authorized Signer of _____ the within named Grantor, a _____ _____, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of Chris McCormick by himself or herself as such _____.

Witness my hand and seal, this 12 day of May, 2022

_____
Notary Public

My Commission Expires 12-10-25

MONICA M. BYERS
Notary Public, State of Texas
Comm. Expires 12-10-2025
Notary ID 133484629

State of TX
County of Harris

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 284,900 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of May, 2022.

X _____
Affiant

Chris McCormick
Print Name

MONICA M. BYERS
Notary Public, State of Texas
Comm. Expires 12-10-2025
Notary ID 133484629

(Seal)

_____
Notary Public

My commission expires:

12-10-25

Monica M Byers
Print Name

CTIC# _____

Exhibit A

A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, CITY OF PEGRAM, TENNESSEE. BEING A PORTION OF PARCEL 16.00 ON DAVIDSON COUNTY TAX MAP NUMBER 99, LYING ALONG THE SOUTHERLY MARGIN OF OLD POND CREEK ROAD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATION, DATED AUGUST 11, 2006, JOB NUMBER 2006-048 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE CENTERLINE OF OLD POND CREEK ROAD AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JOHN R. RADFORD ETUX AS OF RECORD IN DEED BOOK 9576, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING SITUATED IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO BOBBY F. WEBB AS OF RECORD IN DEED BOOK 11355, PAGE 7000 (DEED TRACT IV), SAID REGISTER'S OFFICE; THENCE,

1. WITH THE WESTERLY PROPERTY LINE OF SAID BOBBY F. WEBB, IN PART, SOUTH 00 DEGREES 55 MINUTES 25 SECONDS WEST, 595.33 FEET TO AN EXISTING METAL T-POST IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO PAMELA MARIE WHITE BUSH ET AL. AS OF RECORD IN INSTRUMENT NO. 20050317-0029507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. WITH THE NORTHERLY PROPERTY LINE OF SAID PAMELA MARIE WHITE BUSH WT AL., IN PART, SOUTH 88 DEGREES 49 MINUTES 36 SECONDS WEST, 350.89 FEET TO AN IRON ROD (NEW) IN THE DAVIDSON/CHEATHAM COUNTY LINE; THENCE,

3. LEAVING SAID NORTHERLY PROPERTY LINE, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, BEING WITH THE DAVIDSON/CHEATHAM COUNTY LINE, NORTH 04 DEGREES 16 MINUTES 16 SECONDS EAST, 740.32 FEET TO AN IRON ROD (NEW) IN THE CENTERLINE OF THE AFOREMENTIONED OLD POND CREEK ROAD; SAID IRON ROD ALSO BEING IN THE SOUTHERLY PROPERTY LINE OF THE AFOREMENTIONED JOHN R. RADFORD ETUX PROPERTY; THENCE,

4. WITH THE CENTERLINE OF OLD POND CREED ROAD, AND THE SOUTHERLY PROPERTY LINE OF SAID JOHN R. RADFORD ETUX PROPERTY, SOUTH 61 DEGREES 33 MINUTES 26 SECONDS EAST, 166.99 FEET TO A POINT; THENCE,

5. SOUTH 70 DEGREES 26 MINUTES 25 SECONDS EAST, 168.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 218642 SQUARE FEET OR 5.019 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES FOR OLD POND CREEK ROAD AS SHOWN HEREON.

Being the same property conveyed to The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust by Substitute Trustees Deed from Mickel Law Firm, P.A., Substitute Trustee of record as Instrument No. 20210203-0015351 in the Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 3, 2021. Being also known as 8375 Old Pond Creek Road, Pegram, TN 37143/

Parcel No. 100-00-0-090-00

Tennessee Certification of Electronic Document

I, Anthony Davis, 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 5/12/2022 (date of document).

Affiant Signature

5/12/2022
Date

State of PA

County of Montgomery

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries