WARRANTY DEED

Karen Johnson Davidson County
Batch# 894432 DEEDWARR
07/27/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220727-0085589

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CARRIE FRANKLIN NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-0882

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Drabner a married woman	Ark-La-Tex Financial Services, LLX dba Benchmark Home Loans	026-06-0-098.00
(NAME)	(NAME)	
106 Sheffield Court	5160 Tennyson Pkwy, Suite 1000	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Linda G. Anderson, Successor Trustee, of The Nellie B. Fontanella Living Trust dated December 4th, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly A. Drabner a married 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:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Subdivision of Windsor Green Phase II- Section II of record in Plat Book 6900, Page 549, 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 Beverly J. Satterfield, Trustee of the Nellie B. Fontanella Living Trust by Warranty deed from Sheila S. Nipper n/k/a Sheila S. Lee, married of record in Instrument No. 20121029-0098800 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on October 29, 2012.

Being the same property conveyed to Beverly J. Satterfield, Trustee of the Nellie B. Fontanella Living Trust, by Warranty Deed from Beverly J. Satterfield, Individually and as Trustee of the Nellie B. Fontanella Living Trust of record in instrument number 20121213-0114759, Register's Office for Davidson County, Tennessee, dated December 4, 2012 and recorded on December 13, 2012. The said Beverly J. Satterfield resigned as trustee on or about April 29, 2014 leaving Linda G. Anderson Successor Trustee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 549, 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 6406, Page 950, Register's Office for Davidson County, Tennessee. Homeowners Association Charter of record in Book 6396, Page 542, amended in Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.

This property, known as 106 Sheffield Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22ND DAY OF July, 2022.

The Nellie B. Fontanella Living Trust dated December 4th, 2012

BY: Linda G. Anderson, Trustee

Linda G. Anderson, Successor Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Linda G. Anderson, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Successor Trustee of The Nellie B. Fontanella Living Trust dated December 4th, 2012 the within named bargainor, as Trust, and Linda G. Anderson , being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Successor Trustee of said Trust.

Witness my hand and official seal at office, on this the 22ND day of July, 2022.

Notary Public

My Commission Expires: 7-20-2024

(SEAL)



True Copy Certification

I, Yvette Meldrum, 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 July 22, 2022.

Signature
July 22, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 22, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025