Karen Johnson Davidson County Batch# 899363 DEEDWARR 08/05/2022 11:01:30 AM 3 pgs Fees: $18.00 Taxes: $810.30 20220805-0089290	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $219,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 5518 Cedar Ash Crossing Trust	~~**Cash Closing**~~ New Owner	**163160A11700CO**
5518 Cedar Ash Crossing		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Shanna Teague (formerly known as Shanna D. Cook), married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee The 5518 Cedar Ash Crossing Trust

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 Unit No. 237, on the Plan of Phase Two, Provincetown, a Horizontal Property Regimes with Private Elements, of record as Exhibit A-1, in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Shanna D Cook, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada general partnership, dated January 19, 2007, of record in Instrument No. 2007124-0009861, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Shanna D. Cook is now married and known as Shanna Teague. Tristen Teague hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5518 Cedar Ash Crossing, Antioch, TN 37013.

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 in 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.

Shanna Teague Date: 8/4/22
Shanna Teague

Tristen Teague Date: 8/4/22
Tristen Teague

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shanna Teague and Tristen Teague, the within named Grantor(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.

Witness my hand, at office, this 4th day of August 2022.

NOTARY PUBLIC

My Commission Expires: 7/4/25

MARK B. FREEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ashton Tevet, 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

8/4/22.

Date

Affiant Signature

8/4/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2022.

Notary's Signature

My Commission Expires: 7/1/25

Date

Notary's Seal (if on paper)

