Karen Johnson Davidson County
Batch# 911733 DEEDWARR
09/01/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $751.10
20220901-0098815

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $203,000.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2022. Notary Public My commission expires: 11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Living Trust of July Pegue	**PennyMac Loan Services, LLC**	**086060A50400CO**
504 Chandler Pl	**3043 Townsgate Road Ste. 200**	
Hermitage, TN 37076	**Westlake Village, CA 91361**	

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,

Brandon Adams, Trustee of The 504 Chandler Pl Trust

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

July Peguero, Trustee of The Living Trust of July Peguero dated July 15, 2022

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. 504 in a Horizontal Property Regime, which is located on the Plan of Steeplechase Condominiums, a unit plat of which is shown as an Exhibit of the Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Steeplechase Condominiums, of record in Book 6200, Page 454, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brandon Adams, Trustee of The 504 Chandler Pl Trust, by Warranty Deed from Tina J Russell, single woman, dated July 20, 2022, of record in Instrument No. 20220720-0083186, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tina J. Russell, single, by Warranty Deed from Steeplechase, LTD, a Tennessee joint venture, dated July 27, 1987, of record in Book 7308, Page 110, in the Register's Office of Davidson County, Tennessee.

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 504 Chandler Pl, Hermitage, TN 37076.

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.

_____ Date: 8/30/22

The 504 Chandler Place Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 504 Chandler Place Trust and that he is authorized by The 504 Chandler Place Trust to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of August, 2022.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Mark B Icenogle, 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 8/30/22.

Date

Affiant Signature

8/30/22
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 30th day of August, 2022.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY