THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13687-BW

Karen Johnson Davidson County
Batch# 934938 DEEDWARR
10/27/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20221027-0116544

JUSTIN MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-26-2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace Peecher Schellenberg	SWBC Mortgage Corp	
5404 Mainsail Drive	9311 San Pedro #100	098-09-0A-091.00-CO
Hermitage, TN 37076-3632	San Antonio, TX 78216	
(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, **Tammy S. Joscelyn, fka Tammy Shree Spencer, and James Harris Joscelyn, Jr., wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Candace Peecher Schellenberg, unmarried 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. 208 on the Plan of Phase 2A, Lakeshore, as shown by plat appearing of record in Plat Book 7900, Page 425, 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 Tammy Shree Spencer, Unmarried and James Harris Joscelyn, Jr. Unmarried, as Tenants in Common, with Expressed Rights of Survivorship by Warranty Deed from Delores J. Haddock, Unmarried of record in Instrument No. 20050303-0023326 Register's Office for Davidson County, Tennessee, dated March 02, 2005 and recorded on March 03, 2005.

Tammy Shree Spencer and Tammy S. Joscelyn are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5404 Mainsail Drive, 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 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 hand this the 25 day of October, 2022.

Tammy S. Joscelyn, fka Tammy Shree Spencer

James Harris Joscelyn, Jr.
by Tammy S. Joscelyn, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WIILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tammy S. Joscelyn, fka Tammy Shree Spencer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of October, 2022.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tammy S. Joscelyn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **James Harris Joscelyn, Jr.**, as his Attorney-in-Fact, as the free act and deed of the within named **James Harris Joscelyn, Jr.**.

Witness my hand and official seal this the 25 day of October, 2022.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/25/2022.

Affiant Signature

10/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202210270116544