Karen Johnson Davidson County
Batch# 941291 DEEDWARR
11/15/2022 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20221115-0121766

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5173

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~10th~~ 14th day of November, 2022

Notary Public

Commission Expires: 2/19/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Krista J. May and James S. Ervin 2348 Somerset Valley Drive Antioch, TN 37013	Same as new owner	173 06 0B 034.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

The John E. Schenkel and Lorna Mae Schenkel Living Trust, February 22, 2013

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Krista J. May and James S. Ervin, husband and wife

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. 34 on the Plan of Final Plat of Cambridge Park Subdivision, Phase 2 & 3 of record in Plat at Instrument No. 20160609-0058582, 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 by Warranty Deed from Jackson Valley Land Partners, LLC to John E. Schenkel and Lorna Mae Schenkel Living Trust, February 22, 2013, recorded January 20, 2017, as Instrument No. 20170120-0006754 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2348 Somerset Valley Drive, 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 so 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.

Dated this the 10th day of November, 2022.

The John E and Lorna M. Schenkel Living Trust, February 22, 2013 dated February 22, 2013

By: _____
David Lawrence Schenkel, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David Lawrence Schenkel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Successor Trustee** of **The John E and Lorna M. Schenkel Living Trust, February 22, 2013 dated February 22, 2013,** and that as such **Successor Trustee** executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 10th day of November, 2022.

_____
Notary Signature
My commission expires: 5 2323

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I Lisa Allard, 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 November 10, 2022.

_____
Lisa Allard, Affiant November 10, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this November 10, 2022.

_____
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024