Karen Johnson Davidson County
Batch# 957121 DEEDWARR
01/03/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230103-0000268

Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-5407

STATE OF TENNESSEE
COUNTY OF **Sumner**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Brenda Norton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2022

Notary Public

Commission Expires: _____

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Christine Peter Nakang and Rita Nadai 944 Blue Mountain Lane Antioch, TN 37013	SWBC Mortg Corp. PO Box 11733 Newark, NJ 07101	135-14-0A-191.00

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,

DBT LLC

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

Christine Nakang, and Rita Nadai, both unmarried, as joint tenants with right of survivorship

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. 191 on the Final Plat, Phase Four, Pinnacle Point Subdivision, of record in Plat Book 6900, Page 524, 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 Michael J. Sitzman and Constance G. Sitzman by Warranty deed from Kelli Zane and husband, Jesse Zane fka Eugene Molles and Kelly Trentman of record in Instrument No. 20060714-0084789 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 14, 2006. Michael J. Sitzman having since died, leaving his interest in subject property to his wife, Constance G. Sitzman, by a Last Will and Testament of record in Instrument No. 20100602-0042234. Constance G. Sitzman having since died intestate on November 20, 2021. Case Number 22P569 in the Seventh Circuit Court for the Twentieth Judicial District sitting in Nashville, Tennessee. Heir and Devisee is Ryan P. Cao.

Being the same property conveyed to DBT LLC by Substitute Trustee's deed from LLG Trustee TN LLC, as Substitute Trustee of record in Instrument No. 20220920-0104485 Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 20, 2022.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 944 Blue Mountain Lane, Antioch, Tennessee 37013.

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: 944 Blue Mountain Lane, 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 22 day of December, 2022.

DBT LLC
By: _____
Martin Kerrigan, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Kathleen Williams of the state and county mentioned, personally appeared Martin Kerrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of DBT LLC, the within named bargainor, DBT LLC, , and that such Martin Kerrigan as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the DBT LLC as Manager.

Witness my hand and seal, at office in Brentwood, TN, this 22 day of December, 2022.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/22/22 (date of document).

Affiant Signature

01/03/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 3rd day of January, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL