Karen Johnson Davidson County
Batch# 975555 DEEDWARR
03/01/2023 11:49:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20230301-0014583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-2026

(AFFIX SEAL)

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Daniel Stines	American Pacific Mortgage Corporation	136150B13500C0
(NAME) 3401 Anderson Rd #91	(NAME) 580 Menlo Drive #2	
(ADDRESS) Antioch TN 37013	(ADDRESS) Rocklin, CA 95765	
(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,

JEFFREY H. TRULL AND ELIZABETH M. DELANEY, INDIVIDUALLY, AS HEIRS AT LAW,

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

JOHN DANIEL STINES, AN UNMARRIED MAN,

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:

Being Lot No. 91 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Sue Leaver by Deed dated April 16, 2002 from NVR Inc., T/A Ryan Homes, a Virginia corporation, recorded April 19, 2002, in Instrument Number 20020419-0048891, in the Official Records of Davidson County, Tennessee. Said Linda Sue Leaver having since died, leaving Jeffrey H Trull and Elizabeth M. Delaney as her sole heirs at law as set forth in the Affidavits of Heirships of record in Instrument No. 202303010014581 and Instrument No. 202303010014582, for the Register's office for Davidson County, Tennessee.

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 *Improved* property is commonly known as: **3401 Anderson Road, #91, Antioch, TN 37013**

LT&E File #19902

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/our hand(s) this 28th day of February, 2023

Estate of Linda Sue Leaver

Jeffrey H Trull 2/28/23

By: Jeffrey H. Trull, Administrator

By: Jeffrey H Trull 2/28/23
Jeffrey H. Trull, Individually

By: Elizabeth M. Delaney by Jeffrey H Trull his Atty in fact 2/28/23
Elizabeth M. Delaney, Individually by Jeffrey H. Trull, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Jeffrey H. Trull**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting as Individually and Administrator of **The Estate of Linda Sue Leaver**, with the authority to transfer and convey by themselves as Individually and Administrator under the said **The Estate of Linda Sue Leaver.**

Witness my hand, at office, this 28th day of February, 2023.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Jeffrey H. Trull, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth M. Delaney and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Elizabeth M. Delaney.

Witness my hand, at office, this 28th day of February, 2023.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

LT&E File #19902

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28th day of February, 2023.

Ernest D Bennett III 02/28/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of February, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024