Karen Johnson Davidson County
Batch# 979025 DEEDWARR
03/09/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20230309-0017113

WARRANTY DEED

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Y-TCH-23-423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos Ricardo Pineda, II	Movement Mortgage	
(NAME)	(NAME)	
423 Hickory Glade Dr.	8024 Calvin Hall Road	**162-01-0A-018.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVE TAIT, SUCCESSOR TRUSTEE OF THE JEANETTE WHITEHEAD DECEDENT'S TRUST DATED AUGUST 29, 1996, AS AMENDED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS RICARDO PINEDA, II, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.18 on the Plan of Phase I, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register' s office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James F. Whitehead, Trustee of the Jeannette Whitehead Decendents Trust by Warranty deed from Si Sau Wong of record in Instrument No. 20191104-0113479 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 888 and 889, as amended in Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6878, page 390 and Book 10697 Page 182 Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas in Book 7260, page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, Register's Office for Davidson County, Tennessee.
- Charter in Book 6845, page 780, Register's Office for Davidson County, Tennessee.
- This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County.
- This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County.
- Deed of Conveyance of record in Book 7097, Page 92 and Book 7097, Page 130, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8058, Page 793, in the Register's Office for Davidson County, Tennessee.
- Dedication of Sidewalk Easement(s) and/or Right(s)-of-Way of record in Instrument Number 20200706-0072209, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **423 Hickory Glade Dr., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF MARCH, 2023.

Jeanette Whitehead Decedent's Trust Dated August 29, 1996, as Amended

BY: _____
Steve Tait
Successor Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE TAIT, SUCCESSOR TRUSTEE of JEANETTE WHITEHEAD DECEDENT'S TRUST DATED AUGUST 29, 1996, AS AMENDED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of March, 2023.

Teresa M. Cairo
Notary Public
My Commission Expires: 09-24-25
(SEAL)

Teresa M Cairo
Notary Public
Maricopa County, Arizona
My Comm. Expires 09-24-25
Commission No. 613360

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 March 6 2023.

Tracey Trumphour

Affiant

Date: 3-6-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of March, 2023

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY