Karen Johnson Davidson County
Batch# 982853 DEEDWARR
03/21/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20230321-0020364

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12830-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of March 2023

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Tarquino and Sandra Tarquino 1123 Apple Valley Rd Madison, TN 37115	Same address as new owner	033-16-0-213

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($230,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **UST, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JORDAN TARQUINO, UNMARRIED AND SANDRA TARQUINO, MARRIED**, as Tenants in Common with Rights of Survivorship, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99-B on the Plan of Zone Lot Division, Lots 98, 99, 122, 123, 164, 165, and 166, of Primrose Meadows, Section 2, of record in Book 6900, page 104, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to UST LLC, a South Carolina limited liability company, from John V. Richardson and wife, Mary J. Ward Richardson, by Warranty Deed dated May 13, 2022 and recorded May 27, 2022 in Instrument #20220527-0062115, said Register's Office.

Being the same property conveyed to John V. Richardson and wife, Mary J. Ward Richardson, from Jerry McCloud, a married person, by Warranty Deed dated June 1, 2005 and recorded June 3, 2005 in Instrument #20050603-0063749, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1123 Apple Valley Road, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of March, 2023

GRANTOR(S)

UST, LLC, a South Carolina Limited Liability Company

By: _____
Mark W. Wecks, Authorized representative

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Charleston

Personally appeared before me, a Notary Public, Mark W. Wecks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Representative of UST, LLC, a South Carolina Limited Liaibility Company , and that he executed the within instrument for the purposes therein contained as said Authorized Representative, on behalf of UST, LLC, a South Carolina Limited Liaibility Company.

WITNESS my hand and seal, this the 9 day of Mar, 2023.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

KIMBERLY MILLER NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 08/02/2032

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/10/23 (date of document).

Jennifer L. Pennell

3/21/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

