Karen Johnson Davidson County
Batch# 990330 DEEDWARR
04/10/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.78
20230410-0026108

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,210.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2023.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harold Williams	**USAA Federal Savings Bank**	**049120A00500CO**
1709 Shorecrest Pt	**10750 McDermott Freeway**	
Whites Creek, TN 37189	**San Antonio, TX 78288-0544**	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 1709 Shorecrest Point Trust

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

Harold Williams, unmarried

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. 5, on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164 (erroneously referred to as Instrument No. 20040723-00888164 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 1709 Shorecrest Point Trust, by Warranty Deed from Sabrina L Holder, unmarried, dated September 2, 2022, of record in Instrument No. 20220907-01000292, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sabrina L Holder, unmarried, by Warranty Deed from Ricky Earps, dated June 15, 2005, of record in Instrument No. 20050622-0071805, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1709 Shorecrest Pt, Whites Creek, TN 37189.

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 in 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.

_____ Date: 4-3-23

The 1709 Shorecrest Point Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1709 Shorecrest Point Trust and that he is authorized by The 1709 Shorecrest Point Trust to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of April, 2023.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-26

Certificate of Authenticity

I, Mark Dheedan, 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 4/3/23.

Date

Affiant Signature

4/3/23

Date

State of TN

County of Sumner

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

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY