This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20697-AP

Karen Johnson Davidson County
Batch# 990841 DEEDWARR
04/12/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230412-0026754

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2023.

Notary Public
My Commission Expires: 11-6-2024

TIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Bischoff 7291 Autumn Crossing Way Brentwood, TN 37027	Mortgage Investors Group 8320 East Walker Springs Lane #200 Knoxville, TN 37923	181-10-B-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shanta L. Gillenwaters, FKA Shanta L. Hurt, Married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Bischoff, an unmarried person**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 2, Final Subdivision Plat, Phase 1, Centex at Concord, according to survey and plat of same appearing of record in Instrument No. 20051011-0122364, in the Register's Office for Davidson County, Tennessee; plan now referred to as The Hills at Concord Place by Owner's Certificate of Correction of record in Instrument No. 20060317-0030953, said Register's Office, to which plan and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shanta L. Hurt, an unmarried woman by Warranty Deed from Centex Homes, a Nevada general partnership, dated July 17, 2006, recorded July 19, 2006, of record in Instrument No. 20060719-0087217, Register's Office for Davidson County, Tennessee.

**Michael T. Gillenwaters joins in this conveyance to relinquish any and all right, especially marital rights, which he/she may have in said property by virtue of his/her marriage to Shanta L. Gillenwaters, but Michael T. Gillenwaters is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust.

This is improved property located at: **7291 Autumn Crossing Way, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2023.

GRANTOR:

Shanta L. Gillenwaters FKA Shanta L. Hurt

Shanta L. Gillenwaters, FKA Shanta L. Hurt

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shanta L. Gillenwaters, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2023.

Notary Public
My Commission expires: 9-21-26

GRANTOR:

Michael T. Gillenwaters

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael T. Gillenwaters, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11 th day of April, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-11-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-11-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** April **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM