Karen Johnson Davidson County
Batch# 995649 DEEDWARR
04/24/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230424-0030019

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-518

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of April, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
All Pro Property Management, LLC 1700-262 101 Creekside Crossing Brentwood, TN 37027	New Owner	160-15-0D-070.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sharon L. Linne and Scott L. Linne, Trustees of Sharon L. Linne Revocable Living Trust dated September 8, 2009

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

All Pro Property Management, LLC, a Tennessee limited liability company,

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 Unit 70, Phase 2, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, supplemented at Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sharon L. Linne by Quitclaim Deed from Scott L. Linne of record in Instrument No. 20190517-0046476 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 17, 2019, and within the same Deed, Sharon L. Linne conveyed her interest to Sharon L. Linne and Scott L. Linne, Trustees, Sharon L. Linne Revocable Living Trust dated September 08, 2009. Also, see Scriveners Affidavit of Correction, recorded on January 17, 2020 in Instrument No. 20200117-0006149.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 307 Seven Springs Way, Unit 403, Brentwood, TN 37027

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 so 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.

Dated this the ~~20th~~ 21st day of April, 2023.

Sharon L. Linne Revocable Living Trust dated September 8, 2009

By: Sharon L. Linne TRUSTEE
Sharon L. Linne, Trustee

By: Scott Linne TRUSTEE
Scott L. Linne, Trustee

STATE OF
COUNTY OF

On this ~~20th~~ 21st day of April, 2023, before me personally appeared Sharon L. Linne and Scott L. Linne, Trustees of Sharon L. Linne Revocable Living Trust dated September 8, 2009, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~20th~~ 21st day of April, 2023.

Notary Signature
My commission expires: 2323

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4/21/2023.

Affiant Signature

4/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/24/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON