Karen Johnson Davidson County
Batch# 1018947 DEEDWARR
06/26/2023 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20230626-0048476

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-06083

Address of New Owner:	Send Tax Bills to:	Tax Information:
Timothy Mooney and Ann Mooney 4057 Arrowleaf Lane Antioch, TN 37013	NEW OWNER	182 15 0B 166.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darcie Cancino as Trustee of the Cancino Family Trust dated May 26, 2000**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy Mooney and Ann Mooney**, **Husband and Wife** hereinafter called the Grantees, their successors 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. 166, on the plan of Clover Glen, Phase 3B, Lots 97-111, 140-157 and 159-167, as shown on plat of record in Instrument No. 20201006-0115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darcie Cancino as Trustee of the Cancino Family Trust dated May 26, 2000, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20210903-0118827, in the Register's Office of Davidson County, Tennessee, dated September 01, 2021, and recorded on September 03, 2021.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed from OHB Land LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190220-0015536, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019, and recorded on February 20, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4057 Arrowleaf Lane, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 23rd day of June, 2023

Darcie Cancino as Trustee of the Cancino Family Trust dated May 26,2000

BY: Darcie Cancino, Trustee
Darcie Cancino
Trustee

STATE OF TENNESSEE

COUNTY OF _____ See attached certificate

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darcie Cancino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the Cancino Family Trust dated May 26,2000 and that he/she is authorized as Trustee of the Cancino Family Trust dated May 26,2000 to execute this instrument on its behalf as such Trustee.

Witness my hand and seal at _____, Tennessee, this _____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 6-23-2023 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared Darcie Cancino,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025

Signature _____ **(Seal)**

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Missy Zaleski *(custodian's name)*, 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 6.23.23 *(date of document)*.

Missy Zaleski
Custodian's Signature

6.26.23
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 26th day of June, 2023.

Shelly M Wallin
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26