WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046705 DEEDWARR
09/06/2023 02 53 21 PM 2 pgs
Fees $13 00 Taxes $1,165 50

20230906-0069976

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Karla Derry and Kyle Tracy Derry	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME) **3405 Harvest Court**	(NAME) **3000 Lava Ridge Court, Suite 200**	**150 03 0 020 00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Roseville, CA 95661**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AFFORDABLE CLOSING AND ESCROW SERVICES, INC., TRUSTEE NORTHWIND HORIZON TRUST #3439,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARLA DERRY AND KYLE TRACY DERRY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 6 on the Plan of Section One, "The Country", of record in Plat Book 4955, Page 48, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Affordable Closing and Escrow Services, Inc , Trustee Northwind Horizon Trust #3439, by Quitclaim Deed from The 3405 Harvest Court Trust, of record in Instrument No 20230825-0066426, in the Register's Office of Davidson County, Tennessee, dated August 24, 2023 and recorded on August 25, 2023

Being the same property conveyed to Scott Royal Smith, Trustee of the 3405 Harvest Court Trust, by Warranty Deed from Darren L Womack and Kim Dickens, husband and wife, as tenants by the entirety, of record in Instrument No 20201028-0124702, in the Register's Office of Davidson County, Tennessee, dated October 03, 2020 and recorded on October 28, 2020

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, "The Country", as recorded in Plat Book 4955, Page(s) 48
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5111, Page 606
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3405 Harvest Court, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF AUGUST, 2023

Affordable Closing and Escrow Services, Inc , Trustee Northwind Horizon Trust #3439

BY: William A. Pryor, Authorized Signatory
William A Pryor
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A PRYOR, TRUSTEE of AFFORDABLE CLOSING AND ESCROW SERVICES, INC., TRUSTEE NORTHWIND HORIZON TRUST #3439, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 31st of August, 2023.

Notary Public
My Commission Expires 11/03/2025
(SEAL)

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212