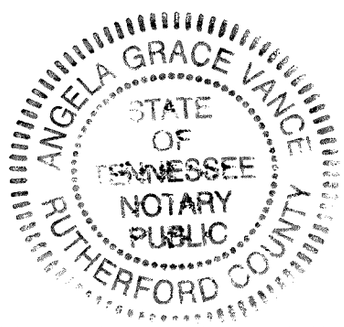
Karen Johnson Davidson County
Batch# 1062929 DEEDWARR
10/19/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,467.05
20231019-0082033



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $396,500.00

Affiant

Subscribed and sworn to before me, this 18 day of October, 2023.

Notary Public
My commission expires: 11.17.24

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: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
David F Venchus **Susan M Venchus**	**FAIRWAY INDEPENDENT MORTGAGE**	**173160A23000CO**
3485 Chandler Cove Way	**4201 MARSH LANE**	
Antioch, TN 37013	**CARROLLTON, TX 75007**	

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,

Jeffrey H. Gilkinson, an unmarried man

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

David F. Venchus and Susan M. Venchus, Trustees of The David F. Venchus and Susan M. Venchus Declaration of Trust dated June 4, 2021

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. 155, on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, 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 Jeffrey H Gilkinson, unmarried, by Quitclaim Deed from Melissa J Javors and Jeffrey H Gilkinson, as tenants in common with rights of survivorship, dated December 30, 2013, of record in Instrument No. 20140115-0004017, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Melissa J Javors and Jeffrey H Gilkinson, as tenants in common with right of survivorship, by Quitclaim Deed from Melissa J Javors, unmarried, dated February 23, 2007, of record in Instrument No. 20070228-0024884, as corrected by Scrivener's Affidavit in Instrument No. 20070618-0072276, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Melissa J Javors, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated January 27, 2006, of record in Instrument No. 20060208-0015716, 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 3485 Chandler Cove Way, 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 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: 10/18/23
Jeffrey H. Gilkinson

_____ Date: _____

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Jeffrey H. Gilkinson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of October, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11·17·24

Certificate of Authenticity

I, Katie Smith, 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 10/18/23.

Date

Affiant Signature

10/18/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of October, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

