THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945910** Karen Johnson Davidson County Batch# 1067199 DEEDWARR 11/01/2023 03:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,202.50 20231101-0085640	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2023. Notary Public My Commission Expires:

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

WARRANTY DEED

Address New Owner: Cindi Stancil 5560 Hamilton Circle Antioch TN 37013	Send Tax Bills To: New Owner c/o Wilson Bank + Trust 207 Legends Drive Lebanon, TN 37087	Tax Information: Tax Parcel ID No. 164 04 0B 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesus Clemente Mercedes and Joanne Logan, Co-Trustees, of The Mercedes-Logan Family Revocable Living Trust dated March 11, 2021** (Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cindi Stancil,** an unmarried person, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jesus Clemente Mercedes and Joanne Logan, Co-Trustees, of The Mercedes-Logan Family Revocable Living Trust, by Warranty Deed from Victoria Harris, single, of record in Instrument No. 20210405-0043775, in the Register's Office of Davidson County, Tennessee, dated April 01, 2021 and recorded on April 05, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170301-0020039, as amended in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20180111-0003790 and Instrument No. 20180312-0023073.

Easement for Transmission Line, recorded in Book 2336, Page 541 and Book 4441, Page 754.
Easement for Right of Way, recorded in Book 2544, Page 448.

This is improved property located at 5560 Hamilton Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of October, 2023.

Mercedes-Logan Family Revocable Living Trust

BY: _____
Jesus Clemente Mercedes, Co-Trustee

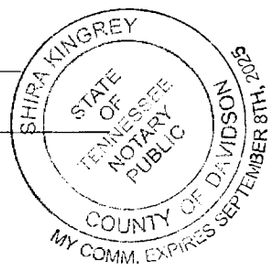
BY: _____
Joanne Logan, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesus Clemente Mercedes and Joanne Logan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of Mercedes-Logan Family Revocable Living Trust dated March 11, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2023.

_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 October 30, 2023.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date **11/01/2023**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **11/01/2023**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

