Karen Johnson Davidson County
Batch# 1080127 DEEDWARRSP
12/08/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231208-0094975

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of December 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy A. Hertel and Anna M. Heikkila-Hertel, Trustees of the Timothy A. Hertel Separate Property Trust Dated November 2, 2017, and any amendments thereto.	Timothy A. Hertel and Anna M. Heikkila-Hertel	098 13 0P 002.00
(NAME)	(NAME)	
3030 Wiltshire Park Pl.	5100 E Rancho Paloma Dr. Unit 2069	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cave Creek, AZ 85331	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Landmark Homes of Tennessee, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy A. Hertel and Anna M. Heikkila-Hertel, Trustees of the Timothy A. Hertel Separate Property Trust Dated November 2, 2017, and any amendments thereto., hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee and being Unit 8B as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 4 ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20210406-0045429, in the Register's Office for Wilson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at Park at Wiltshire - Lot 4, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being part of the same property conveyed to SNY of Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Mettle Group, LLC, a Tennessee Limited Liability Company, dated February 15, 2019 and filed February 15, 2019 of record in Instrument No. 20190215-0014367, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company dated August 5, 2021 and filed August 11, 2021 of record in Instrument No. 20210811-0108243, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3030 Wiltshire Park Pl., Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 7th day of DECEMBER, 2023

Landmark Homes of Tennessee, a Tennessee Corporation

BY: _____
Gary M. Wisniewski,
President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary M. Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President for Landmark Homes of Tennessee, Inc., a Tennessee Corporation and that he is authorized by Landmark Homes of Tennessee, Inc., a Tennessee Corporation to execute this instrument on its behalf as such President.

Witness my hand and official seal, this the 7th day of December, 2023.

_____
Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

I, Tonya Loftin, 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 12/7/2023.

Date

Tonya Loftin
Affiant Signature

December 8, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)