WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093265 DEEDWARR
01/24/2024 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20240124-0004643

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Chelsea Shores
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shery Assal, individually and as Trustee of the Shery Assal Revocable Trust, dated July 5, 2018	Pacific Lending, LLC	Parcel ID: 149 07 0C 023.00
(NAME) 844 Dover Glen Dr.	(NAME) 3800 Concours Street Ste 160	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Ontario, CA 91764	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elsa R. Retzer, Trustee of the Earr Trust dated October 10, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shery Assal, as Trustee of the Shery Assal Revocable Trust, dated July 5, 2018**, 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 23 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040616-0071117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Subject to the existing encroachment from Lot 22, on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040616-0071117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory D. Retzer and wife, Elsa R. Retzer from Greenvale Construction, LLC by Warranty Deed, dated February 1, 2005 and recorded on February 3, 2005 in Instrument No. 20050203-0013001, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Niles Investments, LLC, a Nevada limited liability company from Greg D. Retzer and Elsa R. Retzer, husband and wife by Quitclaim Deed, dated September 19, 2005 and recorded on March 28, 2006 in Instrument No. 20060328-0035068, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elsa R. Retzer, Trustee of the Earr Trust dated October 10, 2019 from Niles Investments, LLC, a Nevada limited liability company by Quitclaim Deed, dated January 23, 2020 and recorded on January 27, 2020 in Instrument No. 20200127-0009724, in the Register's Office for 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 844 Dover Glen Dr., 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 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 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 our hands this 12th day of January, 2024

Elsa R. Retzer, Trustee of the Earr Trust dated October 10, 2019

BY: Elsa Retzer, Trustee
Elsa Retzer, Trustee

STATE OF Tennessee

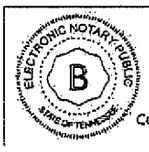
COUNTY OF Rutherford

Before me, the undersigned, an online Notary Public within and for the State and County aforesaid personally appeared by audio-video communication, Elsa R. Retzer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustee of the Earr Trust dated October 10, 2019, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th 12th day of January, 2024.

Desdamona Butler
Notary Public

My Commission Expires: 11/28/2026
Notarized online using audio-video communication



Desdamona Butler
State of Tennessee
Online Notary Public
Rutherford County
Commission #: N/A
Commission Expires: 11/28/2026

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 1/12/2024.

Date

Tonya Loftin
Affiant Signature

January 23, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of January, 20 24.

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)