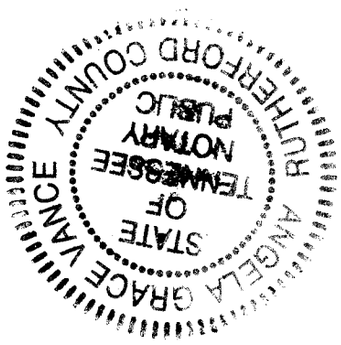
Karen Johnson Davidson County
Batch# 1127021 DEEDWARR
04/25/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,075.70
20240425-0030022



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $561,000.00

Affiant

Subscribed and sworn to before me, this 24 day of April, 2024.

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 L. Schenkel **Kendra K. Schenkel**		**18200007300**
7115 Southpoint Pkwy Ste 5-317 Brentwood, TN 37027		

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,

Betty Jean Hodgin, Trustee of The Betty Jean Hodgin Revocable Trust

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

David L. Schenkel and Kendra K. Schenkel, husband and wife

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:

Tract One:

Land in Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated October 29, 1966, and being more particularly described, as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of the property conveyed to Reuben D. Anderson and wife, by deed from Elbert F. Tucker and wife, Rosa Tucker, as of record in Book 3642, page 135, Register's Office for said County; thence along the northerly margin of Old Hickory Boulevard, south 85°45' east a distance of 210 feet to a point; thence north 3°00' east a distance of 625 feet to a point; thence north 85°45' west a distance of 210 feet to a point; thence south 3°00' west a distance of 625 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Betty Jean Hodgin, Trustee of The Betty Jean Hodgin Revocable Trust, by Quitclaim Deed from Betty Jean Hodgin, dated September 25, 2023, of record in Instrument No. 20231006-0078785, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to G. Kenneth Adcock and wife, Thelma C. Adcock, by Warranty Deed from Reuben D. Anderson and wife, Dorothy M Anderson, dated November 12, 1966, of record in Book 4078, Page 618, in the Register's Office of Davidson County, Tennessee. Thelma C. Adcock died on February 15, 2009, leaving G. Kenneth Adcock as the sole surviving tenant. G. Kenneth Adcock died testate on November 23, 2021, and by Last and Testament of record in Will Book 76, Page

33, Register's Office for Rutherford County, Tennessee, the subject property herein described was devised to Betty Jean Hodgin.

Tract Two:

Beginning at a point in the northerly margin of Old Hickory Boulevard; said point being the southwest corner of the property conveyed to William S. McEachern, Sr. and William s. McEachern, Jr. and wife, Alice Labarre McEachern, as of record in Book 4171, page 391, Register's Office for Davidson County, Tennessee; thence north 3° 00' east 625.0 feet to a point; thence south 85° 45' East 25.0 feet to a point; thence south 4° 00' west 625.0 feet to a point in the northerly margin of Old Hickory Boulevard; thence along the northerly margin of Old Hickory Boulevard north 85° 45' west 25.0 feet to the point of beginning.

Being the same property conveyed to Betty Jean Hodgin, Trustee of The Betty Jean Hodgin Revocable Trust, by Quitclaim Deed from Betty Jean Hodgin, dated September 25, 2023, of record in Instrument No. 20231006-0078785, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to G. Kenneth Adcock and wife, Thelma C. Adcock, by Warranty Deed from William S McEachern, Sr., William S McEachern, Jr., and Alice Labarre McEachern, dated January 20, 1968, of record in Book 4206, Page 746, in the Register's Office of Davidson County, Tennessee. Thelma C. Adcock died on February 15, 2009, leaving G. Kenneth Adcock as the sole surviving tenant. G. Kenneth Adcock died testate on November 23, 2021, and by Last and Testament of record in Will Book 76, Page 33, Register's Office for Rutherford County, Tennessee, the subject property herein described was devised to Betty Jean Hodgin.

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 13600 Old Hickory Blvd, 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.

Betty J. Hodgin Date: 4/24/24

Betty Jean Hodgin, Trustee of The Betty Jean Hodgin Revocable Trust

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BETTY JEAN HODGIN** 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 forgoing instrument for the purpose therein contained and who further acknowledged that they are TRUSTEE OF THE BETTY JEAN HODGIN REVOCABLE TRUST and that they are authorized by THE BETTY JEAN HODGIN REVOCABLE TRUST to execute this instrument on its behalf.

Witness my hand this 24 day of **APRIL, 2024.**

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 4/24/24.

Date

Affiant Signature

4/24/24

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 24 day of April, 2024.

Notary's Signature
My Commission Expires: 11-7-24

Notary's Seal (if on paper)

