Karen Johnson Davidson County
Batch# 1375779 DEEDWARR
02/04/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20260204-0007863

Name and Address of New Owner:
Lauren N. Sheppard
1382 Rural Hill Rd.
Unit 166
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owners

Map & Parcel(s):
163-02-0C-059.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Real Estate LLC, a New Jersey Limited Liability Company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Lauren N. Sheppard**, hereinafter called the GRANTEE, her heirs, successors 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. 59 Unit No. 166 as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20080108-002295 and Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Tennessee Real Estate LLC, a New Jersey limited liability company by Warranty Deed from Eric Trenkmann, a married man of record in Instrument No. 20150109-0002529 Register's Office for Davidson County, Tennessee, dated January 07, 2015 and recorded on January 09, 2015.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1382 Rural Hill Road, 166, 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 GRANTEE, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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 my hand this 23 day of JANUARY, 2026.

Tennessee Real Estate LLC, a New Jersey Limited Liability Company

By: Eric Trenkmann
Eric Trenkmann

STATE OF NY
COUNTY OF Orange

Before me, Gabrielle A Martin of the state and county mentioned, personally appeared Eric Trenkmann of Tennessee Real Estate LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Tennessee Real Estate LLC, the within named bargainor, a Limited Liability Company, and that such Eric Trenkmann of Tennessee Real Estate LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Eric Trenkmann.

Witness my hand and seal, at office in NY, this 23 day of January, 2026.

Notary Signature

Printed Name: Gabrielle

My commission expires: 8-29-26

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 23 day of January, 2026.

Notary Public
My Commission Expires: 8-29-26

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

Certificate of Authenticity

I, Holly A. Mason, 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 January 23, 2026.

Affiant Signature

1/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY