ELECTRONICALLY RECORDED 2021028338
Williamson County, Texas Total Pages: 3

After Recording Return To:
KENDALL PIPPIN KENNEDY and ANDREW LADD KENNEDY
205 FANNIN BATTLEGROUND LN
GEORGETOWN, TEXAS 78628

TEXAS GENERAL WARRANTY DEED

With Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Effective Date:	**February 26, 2021**
Grantor (whether one or more):	**JACOB L ANDERSON AND AMANDA ANDERSON**
Grantee (whether one or more):	**KENDALL PIPPIN KENNEDY AND ANDREW LADD KENNEDY, WIFE AND HUSBAND**
Grantee's Mailing Address:	**205 FANNIN BATTLEGROUND LN GEORGETOWN, TX 78628**

Consideration:

Ten and no/100 Dollars ($10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **FOUR HUNDRED EIGHTY THOUSAND AND NO/100 Dollars ($480,000.00)** (the "Note"), executed by the Grantee and payable to the order of **VELOCITY CREDIT UNION** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **DEBBIE MITCHELL**, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in **WILLIAMSON** County, Texas to-wit: **LOT 14, BLOCK H, PARKSIDE AT MAYFIELD RANCH SECTION 14, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2015018874, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.**

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Recorded By:
Texas National Title
36T-142117 LT

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Executed to be effective as of the Effective Date.

JACOB L ANDERSON Date

AMANDA ANDERSON Date

Acknowledgements

Individual

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on 2/26/2021, by JACOB L ANDERSON and ~~AMANDA ANDERSON~~ GL.

Leah Taggart
Notary Public, State of Texas
Comm. Expires 09/05/2022
Notary ID 124890387

Notary Public
Printed Name:

Individual

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on 2/26/2021, by Amanda Anderson.

Leah Taggart
Notary Public, State of Texas
Comm. Expires 09/05/2022
Notary ID 124890387

Notary Public
Printed Name:

Corporate/Partnership

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____ of _____, on its behalf.

(Seal)

Notary Public
Printed Name:

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021028338

Pages: 3 Fee: $25.00
03/02/2021 08:09 AM

Nancy E. Rister, County Clerk
Williamson County, Texas

ELECTRONICALLY RECORDED 2021038154
Williamson County, Texas Total Pages: 4

STATUTORY CORRECTION AFFIDAVIT

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 17, 2021

Description of Original Instrument ("Original Instrument"):

Texas General Warranty Deed with Vendor's Lien, dated February 26, 2021 and recorded under Document No. 2021028338 in the Official Public Records of Williamson County, Texas.

Affiant declares under oath that the following statements are true and correct as matters of Affiant's personal knowledge:

1. My name is Leah Taggart. I am over the age of eighteen (18) years and qualified to make this Affidavit. I am a Texas licensed escrow officer for Texas National Title. In this capacity, I am a person with knowledge of the closing and settlement of a real property transaction relating to the Original Instrument and have personal knowledge of the facts relevant to this correction of the Original Instrument.

2. I make this Affidavit as a correction instrument pursuant to TEX. PROPERTY CODE Sec. 5.027 – 5.031 with regard to the following non-material error on the Original Instrument: The lender's trustee incorrectly stated: **Debbie Mitchell**.

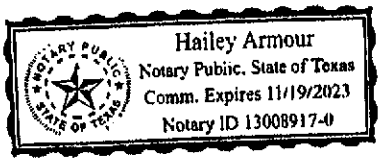
3. The Original Instrument is hereby corrected to read as follows with respect to the non-material error described above: The true and correct lender's trustee reads: **Larry Strong**.

4. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit via USPS mail to each party in the Original Instrument in accordance with TEX. PROPERTY CODE Sec. 5.028(d)(2), as evidenced by the attached Exhibit "A"

Leah Taggart

36-T-142117/LT
Recorded by Texas National Title

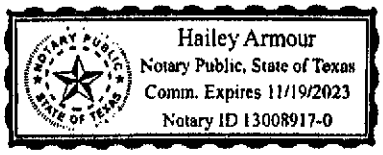
Sworn to and subscribed before me on this 17 day of March, 2021, by Leah Taggart.



Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF Williamson)

This instrument was acknowledged before me on March 17, 2021, by Leah Taggart.



Notary Public, State of Texas

36-T-142117/LT
Recorded by Texas National Title

EXHIBIT "A"

To: Jacob Anderson and Amanda Anderson
3932 Artesia Bend
Round Rock, TX 78681

To: Kendall Kennedy and Andrew Kennedy
205 Fannin Battleground
Georgetown, TX 78628

RE: Statutory Correction Affidavit

From: Texas National Title

In accordance with provisions of section 5.028(d)(2) of the Texas Property Code, we are providing you with this correction instrument. Please contact the individual below if you have any questions.

Leah Taggart,
Texas Licensed Escrow Officer

36-T-142117/LT
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2021038154

Pages: 4 Fee: $29.00
03/17/2021 02:53 PM

Nancy E. Rister, County Clerk
Williamson County, Texas