Record 2nd
Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/04 13:58 2pgs
Fees:13.00 Taxes:499.50

20040802-0092270

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.

$135,000.00

Affiant

Subscribed and sworn to before me this 26 day of July, 2004

Notary Public
My Commission expires: AT LARGE 8/23/05
(Affix Seal)

ANDREW H. MILLER NOTARY PUBLIC WILLIAMSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Yonnotti	SAME	176 -05-0-A-095.00 CO
6601 Shadyview Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dwight Darrell Bigbee and wife, Marie E. Bigbee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Yonnotti and wife, Dana Yonnotti**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 276 on the plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 884 - 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dwight Darrell Bigbee and wife, Marie E. Bigbee, by deed from W.L. Bainbridge, Inc., on May 27, 1999, of record in Book 11521, page 364, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 884 - 887, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7932, page 648; and Book 9616, page 470; and Book 9616, page 477; and Book 9678, page 187; and Book 9678, page 213; and Book 7823, page 857; and Book 7857, page 94; and Book 7876, page 75, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 9680, page 319, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 9786, page 923, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20010614-0062709; and Instrument Number 20011015-0111957, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6601 Shadyview Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 26, 2004.

Dwight DDB
~~Darrell~~ Darrell Bigbee

Dwight Darrell Bigbee by

BY: William Kenneth Glaskox
William Kenneth Glaskox, Attorney-in-fact

Attorney-in-fact

Marie E. Bigbee
Marie E. Bigbee

BY: William Kenneth Glaskox
William Kenneth Glaskox, Attorney-in-fact

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **William Kenneth Glaskox**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Dwight Darrell Bigbee and wife, Marie E. Bigbee**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Dwight Darrell Bigbee and wife, Marie E. Bigbee**, the bargainor(s), by the said **William Kenneth Glaskox**, as Attorney-in-Fact.

ANDREW H. MAHONEY NOTARY AT LARGE WILLIAMSON COUNTY, TENN.

WITNESS my hand and seal, this 26th day of July, 2024.

NOTARY PUBLIC My Commission Expires: 8/20/26