WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF June, 2019.

(Affix Seal) Notary Public

My Commission Expires: 3/8/2021

GEORGE-4719192

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
CHRISTOPHER PETTINATO a single man and Donna George, a single woman	NEW OWNER'S	162.12-0A-021.00 CO
221 Brittany Park Circle		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANG HOMES INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER PETTINATO A SINGLE MAN AND DONNA GEORGE, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee and being all of Lot No. 21, the Resubdivision of lots 11 thru 30, Brittany Park, Phase 1A, as appearing of record in Plat Book 9700, page 263 (which is a resubdivision of said lots originally shown in Plat Book 9700, page 46), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to ANG Homes, Inc, a Tennessee Corporation, by deed of record from Aaron Shealy and Erin J. McCroskey, husband and wife, recorded on 2/5/2019, as Instrument # 20190205-0010823, in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 221 Brittany Park Circle, Antioch, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Karen Johnson Davidson County
Batch# 254433 DEEDWARR
07/10/2019 11:11:30 AM 2 pgs
Fees: $13.00 Taxes: $725.20
20190710-0067143

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

Witness my/our hand(s) this 26th day of June, 2019 :

ANG Homes Inc. by **Alexandra Terry, President**

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Alexandra Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **President** of **ANG Homes Inc,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Alexandra Terry** as **President.**

Witness my/our hand(s) this 25 day of June, 2019.

Notary Public

My Commission Expires: 6/19/23

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-23

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)