Karen Johnson Davidson County
Batch# 389339 DEEDWARR
04/21/2020 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $759.24
20200421-0041823

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0825

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2020

Notary Public

Commission Expires: 03/03/21

SETH R. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Arthur Dalsky and Pamela Kay Dalsky 516 Upsall Drive Antioch, TN 37013	David Arthur Dalsky and Pamela Kay Dalsky 516 Upsall Drive Antioch, TN 37013	163-11-0C-029.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Lee Anne Hill, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Arthur Dalsky and Pamela Kay Dalsky, 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:

Land in Davidson County, Tennessee, being Unit No. 29 (erroneously referenced in prior deeds as Lot No. 29), on the Plan of Revised Bell Forge Village III Section Five, as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 1461, Page 530; Book 7464, Page 967; Book 7508, Page 659; Instrument No. 20010627-0068130; Instrument No. 20200128-0010111; and Instrument No. 20200206-0013996, and as shown on the plan of record in Book 6900, Page 632, as amended by Surveyors Certificate of Correction of record in Book 7524, Page 552, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee Anne Hill, a single woman by Warranty deed from Thomas L. Burnside, a widower of record in Instrument No. 20151005-0101044 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 05, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 516 Upsall Drive, 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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of April, 2020.

Lee Anne Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lee Anne Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of April, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 11/19/23

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/19/2020