Karen Johnson Davidson County
Batch# 401127 DEEDWARR
05/15/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200515-0050856

WARRANTY DEED

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2020.

Notary Public

My commission expires: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

713568

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Caroline Hean **Igor Dyky**	New Owner	**Map 181-03-0-A Parcel 367.00co**
412 Chinook Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan M. Stornes and Julie E. Stornes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Hean, an unmarried person, and Igor Dyky, an unmarried person, as tenants in common with right of survivorship

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 Lot No. 24 on the Plan of Phase Four, Section One, Addition to Indian Creek RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20160620-0062474, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan M. Stornes and Julie E. Stornes, husband and wife, by Deed dated January 6, 2017 from Kashani Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20170110-0002599, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20160620-0062474, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 11217, Page 799, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Book 10752, Page 553 and as amended in Instrument No. 20000727-0074152 and made applicable to Phase Four, Section One in Instrument No. 20160809-0082902 and By-Laws of Indian Creek Estates Homeowners' Association, Inc. appended thereto in Book 10752, Page 574, Book 11033, Page 509 and amended in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee. (4) Charter of Indian Creak Homeowners' Association, Inc., of record in Book 11031, Page 79, said Register's Office. (5) Conveyance of open space to Indian Creek Homeowners' Association, Inc., of record in Instrument No. 20160809-0082905, said Register's Office. (6) Rules and Regulations for Indian Creek Estates Homeowners' Association, Inc., of record in Instrument No. 20200304-0024117, said Register's Office. (7) All matters shown on the Boundary Plat of record in Plat Book 9700, Page 391, said Register's Office. (8) Subject to the flow of Mill Creek. (9) Storm Water Detention Agreement of record in Instrument No. 20130805-0081387, said Register's Office. (10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **412 Chinook 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 that we are 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 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 GRANTEES, 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.

Witness my/our hand(s) this **8th** day of **May, 2020.**

Ryan M. Stornes

Ryan M. Stornes

Julie E. Stornes

Julie E. Stornes

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Ryan M. Stornes and Julie E. Stornes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **May, 2020.**

Notary Public

My Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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