Karen Johnson Davidson County
Batch# 417567 DEEDWARR
06/17/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200617-0063265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5733-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda De Biase	Home Point Financial Corp	183 05 0A 010.00
(NAME)	(NAME)	
3517 Pinwheel Drive	9 Entin Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Parsippany, NJ 07054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID DE BIASE AND JANICE DE BIASE. HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA DE BIASE AND MICHAEL DE BIASE, WIFE AND HUSBAND**, 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:

Being Lot No. 10 on the plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, Page 909, and amended in Book 9700, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David De Biase and Janice De Biase, husband and wife by Warranty Deed from Nezar Ismail and Nahdia H. Salih, husband and wife recorded 4/4/2016 in Instrument No. 20160404-0031639, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3517 Pinwheel Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do covenant with 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 our hands this 28th day of May, 2020.

David De Biase

David De Biase

Janice De Biase

Janice De Biase

STATE OF Arizona
COUNTY OF Pima

On this 28 day of May, 2020, before me personally appeared David De Biase and Janice De Biase to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 28 day of May, 2020

Commission Expires: May 14, 2022

Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
MONICA STOUGH
My Commission Expires May 14, 2022

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 2/14/2020

