Karen Johnson Davidson County
Batch# 433779 DEEDWARR
07/09/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $867.83
20200709-0074748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,548.00.

Dennis Stanley Bilczewski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12.23.2020
(AFFIX SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas McKinley and Meggon McKinley	Hometown Lenders	Parcel ID: 086 10 0B 139.00
(NAME)	(NAME)	
139 Noel Cove Circle	350 The Bridge Street Suite 1116, 200, 202	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Huntsville, AL 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dennis Stanley Bilczewski and wife, Tammy Lyn Bilczewski**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meggon Elaine McKinley and Thomas Michael McKinley, 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:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Noel Cove Townhomes, as shown on the Site Plan to the Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis Stanley Bilczewski and wife, Tammy Lyn Bilczewski by Warranty Deed from Michael Gill and Amanda Gill, husband and wife dated October 24, 2017 and recorded October 24, 2017, at Reception No. 20171101-0111857 , in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 139 Noel Cove Circle, Hermitage, TN 37076

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 6 day of July, 2020

Dennis Stanley Bilczewski
Dennis Stanley Bilczewski

Tammy Lyn Bilczewski
Tammy Lyn Bilczewski

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dennis Stanley Bilczewski and Tammy Lyn Bilczewski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2020.

Notary Public

My Commission Expires: 12-23-2020

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON