Karen Johnson Davidson County
Batch# 487588 DEEDWARR
10/01/2020 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20201001-0113400

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
May 7, 2024
(AFFIX SEAL)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH20-00264

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sawyer Eugene Dickenson and Erin Elizabeth Kateri Dickenson 693 Kings Way Dr Old Hickory, TN 37138	Same as owner	053-15-0-32.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven van de Kamp and Samantha Zoltanski, now Samantha van de Kamp**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sawyer Eugene Dickenson and Erin Elizabeth Kateri Dickenson, husband and wife**, hereinafter called the Grantees, their successors 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. 27, on the plan of King Court Subdivision, Section Four, as shown by plat of record in Book 9700, Page 111, as amended in Book 10159, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Steven van de Kamp and Samantha Zoltanski by deed from Taylor Cisneros and Kayla Cisneros, husband and wife, dated October 20, 2017, recorded October 27, 2017, of record in Instrument No. 20171027-0110540, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 693 Kings Way Dr, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of September, 2020

Steven van de Kamp

Samantha van de Kamp

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steven van de Kamp and Samantha van de Kamp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of September 2020.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)