Name and Address of New Owner:
Loka Fanos and Nemaa Nody
3628 Bentfield Drive
Antioch, TN 37013

Send Tax Statements To:
Same as new owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21030763

Map and Parcel: 164 10 0A 153.00

Karen Johnson Davidson County
Batch# 627529 DEEDWARR
05/03/2021 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210503-0059094

WARRANTY DEED

For and in consideration of the sum of ten 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, **Paul L. McKissick and wife, Porter C. McKissick**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Loka Fanos and Nemaa Nody, 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, and being all of Lot No. 199, Village Three, Summerfield, according to survey and plat of same appearing of record in Instrument No. 20001006-0099706 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050105-0001969, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Paul L. McKissick and wife, Porter C. McKissick by Warranty Deed filed for record on November 17, 2003 in Instrument Number 20031117-0167019, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Summerfield of record in Book 11588, page 484 and as amended in Book 11669, page 376, Instrument Number 20010308-0021946, Instrument Number 20010504-0046260 and Instrument Number 20030527-0071168; All matters set forth on plat in Instrument Number 20001006-0099706; Surveyor's Certificate of Correction of record in Instrument Number 20050105-0001969; Sanitary Sewer Easement of record in Instrument Number 20000809-0079074; Easement to Bell South of record in Book 1141, page 327; Easement granting sanitary sewer easement of record in Instrument Number 20000913-0091248, Instrument Number 20000913-0091247 and Instrument Number 20000913-0091249; Storm Water Detention Agreement of record in Instrument Number 20000113-0004777; Grant of Permanent Easement to Tennessee Telephone Company of record in Instrument Number 20000824-0083643; HOA Charter of record in Book 11648, page 660 and Instrument Number 20010326-0028531; Bylaws of record in Book 11648, page 662 and as amended in Instrument Number 20010504-0046261; All matters of unrecorded survey of James L. Terry & Co., RLS #: 563, dated 3/26/1999; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3628 Bentfield 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 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 assigns, 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 hand this 22nd day of April, 2021.

Paul L. McKissick

Porter C. McKissick

State of Tennessee

County of Rutherford

Personally appeared before me, Paul L. McKissick and Porter C. McKissick with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of April, 2021.

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

Notary Public
My Commission Expires: 4/17/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$400,000.00~~ $390,000.00

Affiant Signature

Subscribed and sworn to before me, this 22nd day of April, 2021.

KRYSTN T. BURRELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

