Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-1594-RR

39-B
File #21-1269

Karen Johnson Davidson County
Batch# 637913 DEEDWARR
05/17/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.62
20210517-0066478

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Appel and Alicia M. Appel, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David H. Madalinski and Leslie S. Madalinski, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Subdivision Plat of Hermitage Highlands, a Cluster Lot Subdivision of record in Plat at Instrument No. 20030422-0052784, in the 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 David Appel and Alicia M. Appel, husband and wife by Warranty deed from Virginia A. Abbott, unmarried of record in Instrument No. 20170509-0046081 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 09, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 133 Lakeside Court, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
David H. Madalinski	United Wholesale Mortgage	086-10-0A-009.00
133 Lakeside Court	585 South Boulevard E	
Hermitage, TN 37076	Pontiac, MI 48341	

WITNESS THE EXECUTION HEREOF this 14th day of May, 2021.

David Appel

Alicia M. Appel

State of Tennessee)
County of Davidson)

On this 14th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Appel and Alicia M. Appel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA V. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 382,600.00.**

Affiant

Sworn and subscribed before me on this the 14th day of May, 2021.

Notary Public

My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

