Karen Johnson Davidson County
Batch# 641598 DEEDWARR
05/21/2021 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20210521-0069218

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3105

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2021

Notary Public

Commission Expires: 10/12/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Chase Antonik and Kathleen Burklow Antonik 6956 Sunnywood Drive Nashville, TN 37211	Ameris Bank, ISAOA-ATIMA 1000 Corporate Centre Drive Franklin, TN 37067	173-09-0A-156.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert C. Smith, a single man and Caroline E. Parks, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Chase Antonik and Kathleen Burklow Antonik, 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, being Lot No. 200 on the Plan of Section Two, Lenox Village II, (Formerly Addition to Sugar Valley) RS10 Cluster Lot Subdivision of record at Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Graeme S. Young, unmarried by Warranty deed from Melanie D, Wimberley (n/k/a Melanie D. Culbreath) and Daniel Culbreath, wife and husband of record in Instrument No. 20150710-0067206 Register's Office for Davidson

County, Tennessee, dated July 7, 2015 and recorded on July 10, 2015. (Value of consideration shown in aforementioned deed $249,900.00.)

Being the same property conveyed to Graeme S. Young and Kerri Anne Frazee, husband and wife, as tenants by the entirety by Quitclaim Deed from Graeme S. Young, married of record in Instrument No. 20160406-0033179 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on April 6, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Robert C. Smith and Caroline E. Parks by Warranty Deed from Graeme S. Young and Kerri Anne Frazee, husband and wife of record in Instrument No. 20200102-0000120 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 2, 2020. (Value of consideration shown in aforementioned deed $309,000.00.)

Being also known as 6956 Sunnywood Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6956 Sunnywood Drive, Nashville, TN 37211

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 so 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.

Dated this the 19th day of May, 2021.

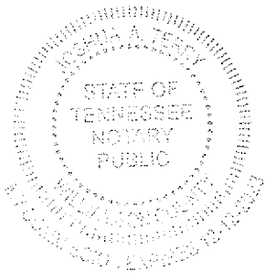
Robert C. Smith

Caroline E. Parks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert C. Smith and Caroline E. Parks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of May, 2021.



Notary Public
My Commission Expires: 10/12/23

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021