Karen Johnson Davidson County
Batch# 656681 DEEDWARR
06/15/2021 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210615-0080166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-18-2023 (AFFIX SEAL)

CAROLYN DALE NOTARY PUBLIC OF TENNESSEE RUTHERFORD COUNTY

Y-SB-CTN-21-7894

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathon King and Samantha Lobenstein	Jonathon King and Samantha Lobenstein	
(NAME) **7894 Rainey Dr**	(NAME) 7894 Rainey Dr.	182-06-0A-037.00-CO
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VITO A. MIULLI AND WIFE, KYLIE MIULLI**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHON KING AND SAMANTHA LOBENSTEIN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Final Plat of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, 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 Vito A. Miulli and wife, Kylie Miulli by Warranty deed from Kathi D. Faton, a single woman of record in Instrument No. 20170327-0029591 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 27, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
- Sewer and drainage easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress to cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20020123-0009417 and Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7894 Rainey Dr, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parce of land, with the appurtenances, estate, title and nterest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF APRIL, 2021.

Vito A. Miulli

Kylie Miulli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VITO A. MIULLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLIE MIULLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, R. Houston Akin, 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 Davidson

Personally appeared before me, Teresa Morgan, a notary public for this county and state, R. Houston Akin, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023