WARRANTY DEED

Karen Johnson Davidson County
Batch# 662309 DEEDWARR
06/22/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210622-0084383

MEREDITH BAUERLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-31-2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10TH~~ 21st DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-31-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler B. Amato and Kristina Amato	Same As	Map: 064030A10500CO
(NAME) 2012 Dunedin Cv	(NAME) New owner	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($499,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD KING AND WENDY KING, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TYLER B. AMATO AND KRISTINA AMATO, 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 182, Phase Eleven, Section Two, Brandywine Pointe, as shown on plat of record in Plat Book 9700, Page 241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard King and Wendy King, husband and wife, by deed from Harry H. Chitwood III and Julie A. Chitwood, husband and wife, of record in Instrument No. 20160914-0096627, dated September 12, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 241, said Register's Office; (3) Land Lease for Clubhouse of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee; (4) Rules and Regulations of record in Instrument No. 20151207-0122778, in the Register's Office for Davidson County, Tennessee; (5) Charter for Brandywine Pointe Dock Association of record in Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee; (6) Restriction for Boat Dock of record in Book 8659, Page 379, Book 9145, Page 957, Book 9576, Page 846 and Book 9776, Page 427, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Book 9013, Page 39 and Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee; (8) Easement for Parking and Ingress and Egress for Boat Dock of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee; (9) PUD Boundary of record in Plat Book 7900, Page 156, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8120, Page 170, amended in Book 8671, Page 484, Book 9010, Page 627, Book 10194, Page 767, and Book 10721, Page 835, said Register's Office.

The signature of Wendy King is signed by his/her duly appointed Attorney-in-Fact, Richard King, pursuant to the Power of Attorney of record in Instrument No. _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2012 Dunedin Cv, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 18th day of June, 2021.

Richard King

Wendy King as attorney in fact
Wendy King
By: Richard King, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 18th day of June, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY 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 the State and County aforesaid, the within named Richard King, 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 on behalf of Wendy King, as his/her Attorney-in-Fact, as the free act and deed of the within named Wendy King.

Witness my hand and official seal this 18th day of June, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Megan Kriner, 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, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 4/26/25

{Notary' Seal}

