WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12684-AP

Karen Johnson Davidson County
Batch# 677766 DEEDWARR
07/15/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210715-0095506

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John Christopher Aquilina, III
Janine Aquilina
4783 Trenton Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-04-0-224.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ward K. Dale and wife, Teresa S. Dale, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **John Christopher Aquilina III, an unmarried man and Janine Aquilina, a married woman, as joint tenants with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 492 on the Plan of Tulip Grove, Section Nine of record in Plat Book 4675, Page 135, 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 Ward K. Dale and wife, Teresa S. Dale, as tenants by the entirety by Warranty deed from Drayton D. Meredith, an unmarried person of record in Book 7960, page 455, Register's Office for Davidson County, Tennessee, dated October 11, 1989 and recorded on October 13, 1989.

This is improved property known as: **4783 Trenton Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 14th day of July, 2021.

WITNESS MY HAND on this the 14th day of July, 2021.

Ward K. Dale

Teresa S. Dale

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ward K. Dale and Teresa S. Dale,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of July, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is **$360,000.00**.

AFFIANT

Subscribed and sworn to before me this the 14th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 21039

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021.

Affiant Signature

7/14/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of July 2021

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

