Karen Johnson Davidson County
Batch# 680099 DEEDWARR
07/20/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210720-0097215

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

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

File No.: 21-0552

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary M. Dick and Pami L. Dick	American Pacific Mortgage Corp.	Map: 162120B02600CO
(NAME) 1345 Bell Rd Unit 334	(NAME) 555 Menlo Drive, Suite A	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Rocklin, CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LESA C. COOK, UNMARRIED,

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

GARY M. DICK AND PAMI L. DICK, 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 Unit 21-D, on the Plan of Villas at Belle Parke, Phase I, a horizontal property regime, of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument No. 20020911-0110959, as amended by Instrument No. 20021025-0130922 and Instrument No. 20030515-0066792, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lesa C. Cook, a single woman, by deed from Terah L. Turner Pring, married, of record in Instrument No. 20140121-0005462, dated January 17, 2014, 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 Instrument No. 20020913-0111601, said Register's Office; (3) Easement of record in Book 7838, Page 934; Instrument 20020322-0035169 and Instrument 20011217-0138710, Register's Office for said County; (4) Easement to Comcast of record in Instrument 20130517-0050095, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument No. 20020911-0110959; Instrument No. 20021025-0130922; and Instrument No. 20030515-0066792, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1345 Bell Rd Unit 334, Antioch, TN 37013
(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 15th day of July, 2021.

Lesa C. Cook

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 Lesa C. Cook, 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, 15th day of July, 2021.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JAMIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or 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 15, 2021.

(AFFIANT) – Laura Hamann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY