21-4087

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 729986 DEEDWARR
10/04/2021 03:36:02 PM 2 pgs
Fees: $13.00 Taxes: $1,136.83

20211004-0133392

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,250.00.

Melanie Ann Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-26-29

(AFFIX SEAL)

GABRIELLE KUMAR
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0733307
MY COMMISSION EXPIRES APR. 26, 2029

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 21-CD-631

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Daniel Doniz and Amanda Doniz	The Federal Savings Bank	063160C07400CO
(NAME)	(NAME)	
5326 Southfork Blvd.	4120 W. DIVERSY AVE, #C501	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	CHICAGO, IL 60639	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seven Thousand Two Hundred Fifty And No/100 Dollars ($307,250.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MELANIE ANN CHAPMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL DONIZ AND AMANDA DONIZ, 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. 74 on the Plan of Hermitage Springs Estates, Section Two, Phase One, a planned unit development of record in Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Melanie Ann Chapman, unmarried, by Warranty Deed, from Norma Kay Slate, unmarried, dated December 1, 2006, recorded December 5, 2006, of record in Instrument No. 20061205-0150198, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5326 Southfork Blvd., 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 21st day of September, 2021.

Melanie Ann Chapman
Melanie Ann Chapman

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of September, 2021, before me personally appeared Melanie Ann Chapman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Indianapolis this 21 day of September, 2021.

Commission Expires: 4-26-29

GABRIELLE KUMAR
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0733307
MY COMMISSION EXPIRES APR. 26, 2029

Gabrielle Kumar
Notary Public