Karen Johnson Davidson County
Batch# 749227 DEEDWARR
11/04/2021 11:03:45 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20211104-0147577

WARRANTY DEED

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Amanda Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brian Keith Wilson, Jr. and Amanda Marie Wilson	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 5337 Sunnyvale Dr.	(NAME) New owner	176-05-0A-071.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Paula Melissa Padilla, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brian Keith Wilson, Jr. and wife, Amanda Marie Wilson,** HEREINAFTER CALLED THE GRANTEE, 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. 300 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (s) 885 through 887, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paula Melissa Padilla, an unmarried woman by Warranty deed from Angelino Mulzer, unmarried of record in Instrument No. 20130108-0002353 Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on January 08, 2013. (Value of consideration shown in aforementioned deed $160,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including By-Laws of Hickory Woods Estates HOA of record in Book 7932, Page 648; and as Exhibit "C" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods recorded in Book 9678, Page 187; Instrument Number 20001207-0120450 and Instrument number 20031010-0150800, in the Register's Office for Davidson County, Tennessee; Charter of Homeowners Association of record in Book 9680, Page 319;Common Area conveyed to Homeowners Association of record in Book 9786, Page 923Rules and Regulations of record in Instrument Number 20010614-0062709 and Instrument Number 20011015-0111957, Guidelines of record in Instrument Number 20010614-0062710;Transmission Line Easement of record in Book 9632, Page 973; Grant of Anchor Easement of record in Book 10153, Page 990;Deed of Conveyance of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579 and Book 8169, Page 588; Articles of Incorporation/Charter of record in Book 7857, Page 87 and Book 7876, Page 67, in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5337 Sunnyvale Dr. Antioch, TN 37013
(House Number) (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 my hand this 1st day of November, 2021.

Paula Melissa Padilla

Paula Melissa Padilla

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Paula Melissa Padilla** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of November, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY