Karen Johnson Davidson County
Batch# 783486 DEEDWARR
01/04/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220104-0000861

OFFICIAL SEAL
ANGELA K EICKHOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/11/22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2021.

Notary Public

My commission expires: 04/11/2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Veronica Johnson **Shane Johnson**	**Better Mortgage Corporation,**	**15002030300**
3004 Moss Spring Dr	**3 WORLD TRAD CENTER 175 GREENWHICH ST**	
Antioch, TN 37013	**NEW YORK, NY 10007**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Whitney L. Arpasi and Matthew S. Reck, wife and husband

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

Veronica Johnson and Shane Johnson, 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 No. 17 on the Plan of Revision of Lots 1 through 17, Lot 19, and Reserve Parcels 107 and 306, Castlegate, Section 4, of record in Book 6900, Page 209, 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 Whitney L. Arpasi and Matthew S. Reck, wife and husband, by Warranty Deed from Darrin S. Harrje and wife, Nicole Harrje, dated June 6, 2019, of record in Instrument No. 20190607-0054857, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3004 Moss Spring Dr, Antioch, TN 37013.

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 in 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.

Whitney L. Arpasi Date: 12/27/21

Matthew S. Reck Date: 12/27/21

STATE OF Illinois

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Whitney L. Arpasi and Matthew S. Reck, the within named Grantor(s), 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, at office, this 27th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 04-11-2022

OFFICIAL SEAL
ANGELA K EICKHOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/11/22

Certificate of Authenticity

I, Renee Scott, 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 12/27/21.

Date

Affiant Signature

12/27/21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of December, 20 21.

Notary's Signature

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

My Commission Expires: _____

Date

Notary's Seal (if on paper)