Karen Johnson Davidson County
Batch# 794303 DEEDWARR
01/24/2022 10:09:41 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220124-0008511

# WARRANTY DEED

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2022.

Notary Public

My commission expires: 10/2/23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Matthew Formisano** | New Owners | **Map 042-07-0-A Parcel 074.00co** |
| **905 Candlewick Ct.** | | |
| **Madison, TN 37115** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Blake Andress and Nicole Orbe, now known as Nicole Andress, husband and wife**

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

**Matthew Formisano, a single man**

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. 336, on the Plan of Heritage Square, Phase Three (Revised), of record in Book 5200, Page 744, Register's Office for said County. Said Lot 366 fronts 51.55 feet on the Easterly margin of Candlewick Court and extends back 124.86 feet on the Northerly and 114.65 feet on the Southerly line to a dead line in the rear, measuring 64.91 feet thereon. There is conveyed with the above described property an undivided interest in and to the general and / or restricted common areas and facilities of Heritage Square, Phase Three (Revised), a planned unit development, as said areas set forth and defined in Restrictions of record in Book 6071, Page 766, and as amended by Instrument of record in Book 6122, Page 483, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more particular description.**

**Being the same property conveyed to Blake Andress and Nicole Orbe, both unmarried, as joint tenants with right of survivorship, by Deed dated November 21, 2016 from Stephen Flanigan, a single man, of record in Instrument No. 20161123-0123582, Register's Office for Davidson County, Tennessee. Blake Andress and Nicole Orbe have since married and Nicole Orbe is now known as Nicole Andress.**

**This instrument is being executed on behalf of Blake Andress and Nicole Orbe nka Nicole Andress, pursuant to a Power of Attorney executed by them on the 8th day of November, 2021, of record in Instrument No.** 20220124-0008510 **, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property subject to the following: 1) The Plan of record in Plat Book 5200, Page 744, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Heritage Square, Inc., of record in Book 6071, Page 766, and as amended in Book 6122, Page 483, Register's Office for Davidson County, Tennessee. 3) Conveyance of Common Area to Heritage Square, Inc. of record in Book 6582, Page 422, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **905 Candlewick Ct., Madison, TN 37115**

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 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/our hand(s) this **18th** day of **January, 2022.**

Blake Andress by JTC, Atty in Fact

**Blake Andress by John T. Cook, Attorney-in-Fact**

Nicole Andress, by: JTC Atty in Fact

**Nicole Orbe n/k/a Nicole Andress by John T. Cook, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 18th day of January, 2022, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Blake Andress and Nicole Orbe n/k/a Nicole Andress** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Blake Andress and Nicole Orbe n/k/a Nicole Andress**, for the purpose therein contained, by signing the names of **Blake Andress and Nicole Orbe n/k/a Nicole Andress**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **January, 2022.**

Diana A. Aubin

**Notary Public**

**My Commission Expires:** 10-7-23

DIANA AUBIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.