STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-14746

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

Karen Johnson Davidson County
Batch# 800271 DEEDWARR
02/04/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20220204-0013146

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Tegos and Andrea Tegos (NAME)	SWBC Mortgage Corp. (NAME)	97-8-1
4043 Lake Parkway Court (STREET ADDRESS)	9311 San Pedro #100 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Greg Betlan, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Tegos and Andrea Tegos, 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. 11 on the plan of Lake Park, Section 1, as of record in Book 4175, Pages 134 and 135, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg Betlan, a married man by Deed dated June 17, 2016 from John B. Collins Jr., unmarried, recorded June 21, 2016, in Instrument Number 20160621-0062858, in the Register's Office for Davidson County, Tennessee.

Rod Morey joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4043 Lake Parkway Ct, Hermitage, TN 37076.

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. Whenever 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.

Greg Betlan

Rod Morey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2022, before me personally appeared Greg Betlan and Rod Morey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of January, 2022.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/18/22.

Date

Celia Stewart-Rouse

Affiant Signature

1/18/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

