This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 4 day of March, 2022.

Notary Public
My commission expires: July 9, 2022

Karen Johnson Davidson County
Batch# 816391 DEEDWARR
03/07/2022 10:35:21 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220307-0025527

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Romaniy F Romaniy and Mariam Romaniy 5436 Hickory Woods Drive Antioch, TN 37013	GUARANTEED RATE INC 3940 N RAVENSWOOD AVE CHICAGO, IL 60613	176-05-0A 037.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY DEAL, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROMANIY F ROMANIY AND MARIAM ROMANIY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Pages 885 through 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Deal, an unmarried woman, by deed dated 10/17/2012, from Kevin W. Poore and Joe M. Poore, Heirs at Law of Anthony W. Poore, deceased, of record in Instrument No. 20121023-0096989, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5436 Hickory Woods Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of March, 2022.

Mary C. Deal
Mary Deal

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Deal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY