THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

22-4398
Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 855475 DEEDWARR
05/13/2022 11:16:20 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220513-0055406

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ayodeji Olawunmi 5524 Hamilton Circle Antioch, TN 37013	~~Owner~~ FINANCE OF AMERICA 1 WEST ELM ST., 1ST FLOOR CONSHOHOCKEN, PA 19428	164-04-0B-013.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Fran Muscatello, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Ayodeji Olawunmi, an unmarried man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Unit No 13**, on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, amended in Instrument No. 20171117-0118441, and Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Fran Muscatello, an unmarried woman by Warranty Deed from Craighead Development, LLC, a Tennessee Limited Liability Company, of record in Instrument number 20180529-0050701, dated May 25, 2018 and recorded on May 29, 2018, Register's Office for said County.

This property commonly known as 5524 Hamilton Circle, Antioch, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 27 **day of April, 2022:**

Fran Muscatello

Fran Muscatello

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fran Muscatello,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of April, 2022.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$340,000.00**:

Madison Mazzanti

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27 DAY OFApril, 2022:

Tonya Thomas

Notary Public

My Commission Expires: 10-26-25

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: