WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Rose Ey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2022.

Ed T
Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan T. Sumner	NEW OWNER	
(NAME)	(NAME)	
1047 Brittany Park Drive	←	162 12 0A 045.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I lan Reding, an unmarried man,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nathan T. Sumner, a single man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brittany Park, Phase 1B, First Revision of record in Plat Book 9700, Page 610, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ian Reding, an unmarried man by Warranty Deed from E. Rose Smith, unmarried, dated 07/17/2020 and recorded 07/22/2020, of record in Instrument 202007220080726, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 610, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10016, Page 870, Book 10772, Page 988, and Book 11398, Page 4, Amendment recorded in Instrument 200210250130771, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement of recorded in Book 8174, Page 198, and Book 9938, Page 753, Register's Office for Davidson County, Tennessee. Charter of Brittany Park Subdivision Homeowners Association of record in Book 10016, Page 900, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Brittany Park Subdivision Homeowners Association of record in Book 10789, Page 173, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1047 Brittany Park Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Karen Johnson Davidson County
Batch# 876249 DEEDWARR
06/23/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20220623-0071756

Effective the 16th day of June, 2022.

Ian Reding

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ian Reding, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of June, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMP HOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Please Return to:
Main Street Title, Inc.
971 Benders Ferry Rd.
Mount Juliet, TN 37122

202206230071756

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 6/17/22 (date of document).

Affiant Signature

6/17/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 6/17/22

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

