WHEN RECORDED RETURN TO:
Momentum Title, LLC
318 Seaboard Lane
Suite 112
Franklin, TN 37067

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 881604 DEEDWARR
06/30/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,486.40
20220630-0075782

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62697
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica Kunkel Mike Kunkel 129 Blackpool Drive Antioch, TN 37013	Neighborhood Mtg. 1835 Lockeway Dr. #306 Alpharetta GA 30004

TAX MAP PARCEL NUMBERS: 173100C03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$672,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael P. Livingston and Ellen J. Livingston, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jessica Kunkel and Mike Kunkel, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Delvin Downs Phase I of record in Inst. No. 20070807-0094328, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Michael P. Livingston and Ellen J. Livingston, husband and wife, by Warranty Deed from Capitol Homes, Inc., dated November 7, 2014 and recorded on November 12, 2014, of record in Inst. No. 20141112-0104552, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20070807-0094328, said Register's Office shows setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070807-0094340, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Delvin Downs Homeowners Association, Inc. of record in Inst. No. 20070824-0101501, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 20060406-0039484, said Register's Office.

This is improved property, known as 129 Blackpool 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2022.

Michael P. Livingston

Ellen J. Livingston

State of Tennessee

County of Davidson

On this 27th day of June, 2022, before me the undersigned authority, personally appeared Michael P. Livingston and Ellen J. Livingston, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $672,000.00.

Affiant

Sworn and subscribed before me this 27th day of June, 2022,

Notary

My Commission Expires: 6/25/25

STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6-29-2022 (date of document).

Affiant Signature

Date: 6-29-2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of June, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

