WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Lindsey Ezell Costello
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022.

Imani Black
Notary Public

MY COMMISSION EXPIRES: 09-19-25
(AFFIX SEAL)

IMANI BLACK NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 09-19-2025

Karen Johnson Davidson County
Batch# 902923 DEEDWARR
08/12/2022 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220812-0091887

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-071368

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael J. Anctil and Elizabeth J. Anctil	Michael J. Anctil and Elizabeth J. Anctil	
(NAME)	(NAME)	
9401 Glen Ridge Dr.	9401 Glen Ridge Dr.	173-05-0A-225-00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LINDSEY EZELL COSTELLO AND CHRISTOPHER COSTELLO, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. ANCTIL AND ELIZABETH J. ANCTIL, 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:

All that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 225 (Two Hundred and Twenty Five) on the Plan of Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument number 20050721-0084791 and amended of record in Instrument number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lindsey A. Ezell, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 07/28/2006 and recorded 08/01/2006, of record in Instrument 20060801-0093071, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey Ezell Costello, a married woman by Quitclaim Deed from Christopher Costello and Lindsey Ezell Costello f/k/a Lindsey A. Ezell, husband and wife, dated 12/12/2012 and recorded 01/14/2013, of record in Instrument 20130114-0003987, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey Ezell Costello and Christopher Costello, wife and husband, as joint tenants by Quitclaim Deed from Lindsey Ezell Costello, a married woman, dated 12/18/2020 and recorded 12/28/2021, of record in Instrument 20211228-0170552, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1786 Red Jacket Drive, Antioch, TN 37013
(House No.) (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 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. 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/our hand(s) this the 9th day of August, 2022

Lindsey Ezell Costello
Lindsey Ezell Costello

Christopher Costello

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ GWINNETT

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lindsey Ezell Costello and Christopher Costello, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2022.

Imani Black
Notary Public IMANI BLACK

My Commission Expires: 09-19-25

(SEAL)

IMANI BLACK NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 09-19-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/9/2022.

Affiant Signature

8/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON