Karen Johnson Davidson County
Batch# 915308 DEEDWARR
09/12/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220912-0101765

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~8th~~ 12th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

G-BC-22-2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley W. Young and Gretchen A. Young	New Owner	
(NAME)	(NAME)	
2012 Dunedin Cove		**064-03-0A-105.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 consideration, the receipt of which is hereby acknowledged, **TYLER B. AMATO AND KRISTINA AMATO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY W. YOUNG AND GRETCHEN A. YOUNG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Final Plat of Phase Eleven, Section Two, Brandywime Pointe (a Planned Unit Development) of record in Plat Book 9700, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler B. Amato and Kristina Amato, husband and wife by Warranty deed from Richard King and Wendy King, husband and wife of record in Instrument No. 20210622-0084383 Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 22, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 241, and Book 7900, page 156, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10194, Page 767, Register's Office for Davidson County, Tennessee.
- ByLaws of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument No. 20151207-0122778, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner Association of record in Book 9013, Page 39, Book 9117, page 77, in the Register's Office for Davidson County, Tennessee.
- Charter for the Boat Dock Association of record in Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Boat Dock of record in Book 8695, Page 379, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, in the Register's Office for Davidson County, Tennessee.
- Land Lease for Clubhouse of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee.
- Subject to Parking, Ingress and Egress to Boat Dock of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2012 Dunedin Cove, Old Hickory, Tennessee 37138**.

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), their heirs and 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), 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 8th DAY OF SEPTEMBER, 2022.

Tyler B. Amato

Kristina Amato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER B. AMATO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Mark D. Leeson, 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 9/8/22.

Date

Affiant Signature

9/8/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023