# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5.14.25

(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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 |
|---|---|---|
| Ronald Alvarado Dealmonte | Ronald Alvarado Dealmonte | |
| (NAME) | (NAME) | |
| 709 Sunnyvale Court | 709 Sunnyvale Court | 176050A057.00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | 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 **Kevin Scott Olmstead, an unmarried man, his Heirs and Assigns** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronald Alvarado Dealmonte, Married 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:

Land in Davidson County, Tennessee, Being all of Lot No. 74, Hickory Woods Estates, Section "C", as shown by Plat and Survey of Record in Plat Book 6900, Page 885, of the Register's Office of Davidson County Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Kevin Scott Olmstead, his Heirs and Assigns by Special Warranty Deed from The Bank of New York Mellon Trust Company, N.A. F/k/a the Bank of New York Trust Company, N.A. as Successor-in-interest to JPMorgan Chase Bank, National Association, as trustee-Surf 2005-Bc1, dated 08/10/2009, of record in Instrument 200908140076485, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 884, Plat Book 6900, Page 885 - 887, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 9678, Page 187, Book 9764, page 44, Instrument No. 200106140062709, Instrument No. 200106140062710, Instrument No. 200110150111957, Instrument No. 200310100150800, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement including terms and conditions thereof as recorded in Book 8169, Page 564, and Book 8169, Page 571, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 8169, Page 579, and Book 8169, Book 588, in the Register's Office for Davidson County, Tennessee. Water Easement of record in Book 8169, Page 588, Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 8169, Page 571, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 9632, Page 973, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee. Charter recorded 06/05/1989 of record in Book 7857, Page 87, Book 7876, Page 67, and Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowner's Association as shown of record in Book 9786, Page 923, said Register's Office for Davidson County, Tennessee. By-laws recorded 12/07/2000 of record in Instrument 200012070120450, in the 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 ☒ 709 Sunnyvale Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 918300 DEEDWARR
09/19/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220919-0104027
20220919010402?

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 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 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.

Effective the 16th day of September, 2022.

Kevin Scott Olmstead

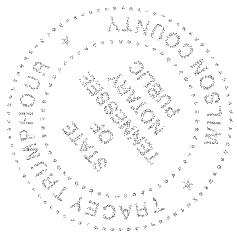
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Scott Olmstead, 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/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 3.8.2025

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



**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 16, 2022.

Affiant
Date: September 19, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY