Karen Johnson Davidson County
Batch# 927345 DEEDWARR
10/11/2022 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,690.53
20221011-0111171

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2022.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

W-SRN-22-1536

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)
Rebecca Miller and Frederico Carvalho Junqueira	Loandepot.com, LLC	
(NAME)	(NAME)	182-01-0A-147.00-CO
1536 Sunbeam Dr	26642 Towne Centre Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Foothill Ranch, CA 92610	
(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, **RONALD PRIESTER AND VALERIE J. PRIESTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA MILLER AND FREDERICO CARVALHO JUNQUEIRA, WIFE AND HUSBAND,** 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. 95 on the Plan of Phase Three, Sunset Hills, RS10 Subdivision - Cluster Lot option, a planned Unit development of record in Plat at Instrument No. 201306190063025, 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 Ronald Priester and Valerie J. Priester, husband and wife by Quit Claim Deed from Ronald Priester and Valerie J. Priester as Trustees of The Priester Joint Revocable Living Trust U/A/D April 12, 2017 of record in Instrument No. 20171113-0116263 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on November 13, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Instrument Number 20130619-0063025, Register' s Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Sunset Hills with By-Laws of Sunset Hills Homeowners' Association, Inc. appended thereto, of record in Instrument Number 20070605-0067129, as supplemented in Instrument Number 20110203-0009586 and Instrument Number 20130712-0072091 and supplement and amendment No. 4 recorded in Instrument Number 20150227-0017000 Register' s Office for Davidson County, Tennessee.
- Charter for Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register' s Office for Davidson County, Tennessee.
- Conveyance of open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20130711-0071995, Register' s Office for Davidson County, Tennessee.
- Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048 in the Register' s Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Instrument Number 20080805-0080303, in the Register's Office for Davidson County, Tennessee.
- Restrictions contained in Deed of record in Book 5894, Page 186, Book 5388, page 713, in the Register' s Office for Davidson County, Tennessee.
- Private stormwater maintenance facilities of record in Instrument Number 20071010012O325, 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: **1536 Sunbeam Dr, Antioch, Tennessee 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(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 4th DAY OF OCTOBER, 2022.

Ronald Priester

Valerie J. Priester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD PRIESTER, 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 4th of October, 2022.

Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALERIE J. PRIESTER, 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 4th of October, 2022.

Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/11/2022 ____ (date of document).

Affiant Signature

10/11/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025