Karen Johnson Davidson County
Batch# 937775 DEEDWARR
11/03/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,438.86
20221103-0118810

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephen Kinigopoulos	NEW OWNER	064-02-0-097.00
(NAME)	(NAME)	
321 Rising Sun Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty-Nine Thousand One Hundred Fifty And No/100 Dollars ($659,150.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **M. ANN HUNNICUTT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN KINIGOPOULOS, A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Lot(s) 274, as shown on the map entitled Brandywine Farms, Section 18, of record in Plat Book 4660, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to M. ANN HUNNICUTT, A MARRIED WOMAN, by deed from ALFRED N. CARMAN, JR. AND WIFE, PATRICIA A. CARMAN, of record in Book 6777, Page 937, dated January 29, 1986, said Register's Office.

The subject property was Grantor and Grantor's spouses primary residence. Grantor's spouse, having since passed away on November 15, 2006, leaving her fully vested individually as the surviving spouse.

unimproved ☐
This is improved ☒ property, known as 321 Rising Sun Lane, Old Hickory, TN 37138
(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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 28 day of October 2022

M. Ann Hunnicutt

M. Ann Hunnicutt

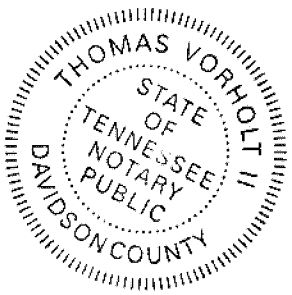
STATE OF TENNESSEE
COUNTY OF SUMNER

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that M. Ann Hunnicutt personally appeared before me this day and acknowledged the due execution of the foregoing instrument as her free act and deed.

Witness my hand and official seal, this the 28 of October, 2022.

Notary Public
My Commission Expires: 7-0-2024

(SEAL)



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 November 3, 2022 (date of document).

Affiant Signature

November 3, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023