WARRANTY DEED

Karen Johnson Davidson County
Batch# 969695 DEEDWARR
02/13/2023 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,757.13
20230213-0010241

STATE OF TENNESSEE
COUNTY OF_____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE 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
Manpreet K Gill	United Wholesale Mtg	182-12-0A-046-00
(NAME)	(NAME)	
712 Candy Apple Cv	585 South Blvd. E	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pontiac MI 48341	
(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/we **Patrick Dines and Gil Tena, a married couple**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Manpreet K Gill, single** hereinafter called the GRANTEE(S), his/her/their 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 No. 276, on the Plan of Section Two, Apple Valley, a Residential Planned Unit Development, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Patrick Dines, unmarried by Warranty Deed from Michael Sullivan Builders, G.P a Tennessee general partnership, dated 06/30/2005, of record in Instrument 20050706-0077454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Dines and Gil Tena, as joint tenants with rights of survivorship by Quit Claim Deed from Patrick Dines, dated 01/04/2009, of record in Instrument No. 20090204-0009457, Register's Office for Davidson County, Tennessee.

The said Patrick Dines and Gil Tena having since married each other.

Subject To All matters have shown on the plat of record in Plat Instrument No. 20031204-0174333, (2) Covenants, conditions, easements, and restrictions recorded in Instrument No. 20020724-0088783, and in Instrument No. 20031208-0175884, (3) Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument No. 20020528-0064320, (4) Charter recorded 07/24/2002 of record in Instrument No. 20020724-0088782, (5) Quitclaim Deed to the Homeowner's Association recorded 08/12/2008 of record in Instrument 20080812-0082767, (6) By-laws as recorded 07/24/2002 of record in Instrument 20020724-0088784 and its supplement and amendment as recorded in Instrument 20091116-0105278, 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 ☒ 712 Candy Apple Cv, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their 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/her/their 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 10th day of February, 2023.

Patrick Dines

Gil Tena

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 **Patrick Dines and Gil Tena**, 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 10th day of February, 2023.

Notary Public

My Commission Expires: 6. 9. 2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

I, Andy Maloney, 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 2/10/2023 (date of document).

Affiant Signature
Date 2/10/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 10 day of February 2023

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

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