WARRANTY DEED

Karen Johnson Davidson County
Batch# 971979 DEEDWARR
02/17/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230217-0011805

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mia R. Wisinski & Steven J. Wisinski	Same as	Parcel ID: 182 12 0A 123.00
(NAME)	(NAME)	
7229 Wild Apple Ct		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kevin W. Young and Jamie C. Young, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mia R. Wisinski and Steven J. Wisinski, wife and husband,** 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 No. 228, on the Plan of Section Five, Apple Valley, R-10 Residential Planned Unit Development of record in Instrument No. 200603150029579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin W. Young and Jamie C. Young, husband and wife from Jyoti P. Pandit, unmarried by Warranty Deed dated April 28, 2014 and recorded on May 2, 2014 in Instrument No. 20140502-0037196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7229 Wild Apple Ct, Antioch, TN 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 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.

Witness our hands this _____ day of February 2023

Kevin W. Young

Jamie C. Young

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kevin W. Young and Jamie C. Young, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2023.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

FND-2300232SSO

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 17, 2023**.

Date

D Hardwick

Affiant Signature

February 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026