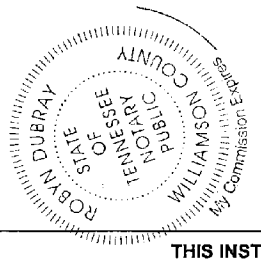
Karen Johnson Davidson County
Batch# 971985 DEEDWARR
02/17/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,768.79
20230217-0011809

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,050.00

Nguyet Robledo
Affiant

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

Robyn DuBray
Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Van Dyke	Michael S. Van Dyke	073-05-0-004
(NAME)	(NAME)	
2214 Fernwood Drive	2194 Cascade Lakes Circle SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Grand Rapids, MI 49546	
(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 **Samuel Wilson Luna and Lucy Grace Gonzalez, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael S. Van Dyke and Michelle L. Van Dyke, husband and wife,** 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. 259 on the Plan of Dalewood, Section IV, as shown on plat of record in Plat Book 1835, page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Samuel Wilson Luna and Lucy Grace Gonzalez, Both single, as tenants in common with right of survivorship by Warranty Deed from Emilee Warner, unmarried, dated 08/20/2019, of record in Instrument No. 20190822-0084295, Register's Office for Davidson County, Tennessee.

The said Samuel Wilson Luna and Lucy Grace Gonzalez, having since married each other.

Subject To (1) All matters shown on the plat of record in Plat Book 1835, Page 21, (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage including terms and conditions thereof as recorded in Book 4147, Page 181 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 ☒ 2214 Fernwood Drive, Nashville, TN 37216
(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 16th day of February, 2023.

Samuel Wilson Luna

Lucy Grace Gonzalez

State of OKLAHOMA
County of TULSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel Wilson Luna and Lucy Grace Gonzalez**, 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 February, 2023.

Notary Public

My Commission Expires: 8/12/2026

ERYN STRAPAC
Notary Public - State of Oklahoma
Commission Number 10006590
My Commission Expires Aug 12, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

Affiant Signature

February 17, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of February, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026

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