Karen Johnson Davidson County
Batch# 983207 DEEDWARR
03/21/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230321-0020515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Ragan M. Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/14/2026
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel B. Dumont and Anna G. Dumont	SAME AS NEW OWNER	Parcel ID: 173 16 0A 008.00
(NAME)	(NAME)	
3301 Stephens Hill Ln a/k/a 3100 Hidden Creek Dr.		
(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, **John M. Funk and Suzanne Funk, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel B. Dumont and Anna G. Dumont, husband and wife**, 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. 16 on the Plan of Final Plat Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, and as corrected in Instrument No. 20030331-0042208, 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 John M. Funk and Suzanne Funk, husband and wife from Kevin M. Grenier and spouse, Angela M. Grenier by Warranty Deed dated April 29, 2016 and recorded on May 2, 2016 in Instrument No. 20160502-0042530, 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 3301 Stephens Hill Ln a/k/a 3100 Hidden Creek Dr., 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 20th day of March, 2023

John M. Funk, by Suzanne Funk as his duly appointed Attorney-in-Fact

John M. Funk, by Suzanne Funk as his duly
appointed Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Suzanne Funk, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John M. Funk, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of hinself, for the purposes therein contained. Durable Limited Power of Attorney executed by the same John M. Funk being recorded in Instrument No. __202303210020514_____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of March, 2023.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-22-2024
MAURY COUNTY

Notary Public

My Commission Expires:

(SEAL)

Suzanne Funk

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John M. Funk and Suzanne Funk, 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 20th day of March, 2023.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-22-2024
MAURY COUNTY

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity
for Electronically Filed Document

I, LORI WARREN, 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 3/20/2023 (date of document).

Date: 3/21/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of March, 2023.

Notary's Signature

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

MY COMMISSION EXPIRES: _____