Karen Johnson Davidson County
Batch# 991025 DEEDWARR
04/12/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230412-0027013

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla Ann Kaplan and Stephanie Frances White (NAME)	New Owners (NAME) Kayla Ann Kaplan & Stephanie Frances White	173-04-0-A-101.00 CO
4728 Aaron Drive (ADDRESS)	4728 Aaron Dr. (ADDRESS)	
(CITY) Antioch (STATE) TN 37013 (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Megan McKenzie Unruh nka Megan M. Daniel and Taylor E. Daniel, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Ann Kaplan at 80%, and Stephanie Frances White at 20%, as Tenants in Common,** 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. 101 on the Plan of Subdivision for Phase1 of Oak Highlands, as of record in Book 6900, pages 432 through 435, inclusive, 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 Melissa J. DeVille and Andrew D. Stebelton, as joint tenants with full right of survivorship, by Warranty Deed from Opendoor Property W28 LLC, a Delaware limited liability company, dated November 1, 2018, of record in Instrument No. 20181105-0109541, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Megan McKenzie Unruh, unmarried woman, by Warranty Deed from Andrew D. Stebelton and Melissa J. Stebelton F/K/A Melissa J. DeVille, husband and wife, dated November 19, 2021, of record in Instrument No. 20211201-0158375, Register's Office for Davidson County, Tennessee.

Taylor E. Daniel joins herein to convey any and all interest he may have in described property.

unimproved ☐

This is improved ☑ property, known as 4728 Aaron Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6900, page 431 and Book 6900, pages 432-435; Restrictions of record in Book 7350, page 24; Book 7367, page 587 and Book 8765, page 77; By-Laws of record in Book 8765, page 90; Articles of Incorporation/ Charter of record in Book 7337, page 529; Book 8765, page 100 and Instrument No. 20070807-0093758; Stormwater Detention Agreement of record in Book 7189, page 379; Conveyance of common area to Homeowners Association of record in Book 7473, page 697; all of record in the Register's Office for Davidson County, Tennessee.

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 6th day of April, 2023.

Megan M. Daniel

Taylor E. Daniel

State of Texas
County of Comal

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Megan M. Daniel and Taylor E. Daniel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at 697 Walnut, New Braunfels, TX 78130 this 6th day of April, 2023.

Notary Public
My Commission Expires: 02/18/2024

SYLVIA Y RODRIGUEZ
Notary ID #132363887
My Commission Expires
February 18, 2024

File No.: 37357

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 4/6/2023 (date of document).

Affiant Signature

4/6/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

