Karen Johnson Davidson County
Batch# 991840 DEEDWARR
04/13/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,094.20
20230413-0027264

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $566,000.00.

Emilee Gibson
Affiant

File Number: 23030208

Kelly Dorsey
State of Tennessee
Notary Public
Rutherford County

Subscribed and sworn to before me, this 12th day of April, 2023.

Kelly Dorsey
Notary Public
My Commission Expires: 2-22-25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ryan Craig and Paige Ann DeYoung, husband and wife	NEW OWNER	187-09-0A-115.00
4087 Liberton Way		
Nolensville, TN 37135		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond Paul Kaminski and Jonnese Kaminski, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan Craig and Paige Ann DeYoung, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Burkitt Village SP Subdivision, Phase Seven of record in Plat at Instrument No. 20170210-0014146 (erroneously referred to as 201702100041446 in Instrument No 20180731-0074484), 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 Raymond Paul Kaminski and Jonnese Kaminski, husband and wife by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee limited liability company of record in Instrument No. 20180731-0074484 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 31, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4087 Liberton Way, Nolensville, TN 37135.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of April, 2023.

Raymond Paul Kaminski

Raymond Paul Kaminski

Jonnese Kaminski

Jonnese Kaminski

State of California
County of Butte

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Raymond Paul Kaminski and Jonnese Kaminski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chico (City), California, this 12th day of April, 2023.

ANITA GREGORY
Notary Public - California
Butte County
Commission # 2412626
My Comm. Expires Sep 6, 2026

Notary Public at Large
My Commission Expires:
9/6/26

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 April 12, 2023 (date of document).

Amber Whisner
Affiant Signature

April 13, 2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of April, 2023.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County