This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 13th day of April, 2023.

Notary Public
My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dallas S. Stricklen and Seth T. Wilkerson 1509 Sunbeam Drive Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Road Fort Mill, SC 29707	182-01-0A 163.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTIAN ANTONACCI AND LAUREN REBECCA ANTONACCI, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DALLAS SHYANN STRICKLEN, AN UNMARRIED WOMAN, AND SETH THOMAS WILKERSON, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record at Instrument Number 20130619-0063025, 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 Christian Antonacci and Lauren Rebecca Antonacci, husband and wife, by deed dated 02/06/2023, from Victor D. Antonacci, a married person, and Christian Antonacci, an unmarried person, of record in Instrument No. 20230210-0009798, Register's Office for said County.

Also being the same property conveyed to Victor D. Antonacci, a married person, and Christian Antonacci, an unmarried person, by deed dated 06/30/2020, from Jackie W. Brassfield III, a married man, joined by Rebecca L. Brassfield, of record in Instrument Number 20200701-0071211, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1509 Sunbeam Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 992190 DEEDWARR
04/14/2023 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230414-0027376

Witness my hand this the 13th day of April, 2023.

Christian Antonacci

Lauren Antonacci
Lauren Rebecca Antonacci

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christian Antonacci and Lauren Rebecca Antonacci, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2023.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 13, 2023.

Tori Cole

Affiant Signature

Date: 04/14/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 14, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

