Karen Johnson Davidson County
Batch# 992696 DEEDWARR
04/17/2023 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20230417-0027803

Prepared by
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF APRIL, 2023.

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires:

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | Map and Parcel |
|---|---|---|
| Stephanie Ott<br>644 Monte Carlo Drive<br>Antioch, TN 37013 | Stephanie Ott<br>644 Monte Carlo Drive<br>Antioch, TN 37013 | Tax Map(s): 173-01-0<br><br>Parcel(s): 053.00 |

## WARRANTY DEED

FOR AND IN 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, I/WE,
**MARVENE E. BILBREY AND BRENDA ANN BILBREY, HUSBAND AND WIFE,**
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**STEPHANIE OTT, AN UNMARRIED PERSON,**
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 365 on the Plan of SECTION 1, MONTE CARLO ESTATES, of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete and accurate description thereof.

BEING the same property conveyed to Marvene E. Bilbrey and Brenda Ann Bilbrey, husband and wife, by Warranty Deed from Carl A. Klug and wife, Grace T. Klug, dated 5/11/1990 and recorded 5/15/1990 in Book 8109, Page 72, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 644 Monte Carlo 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 GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13 day of April, 2023.

Marvene E. Bilbrey

Brenda Ann Bilbrey

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Marvene E. Bilbrey and Brenda Ann Bilbrey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within WARRANTY DEED for the purpose therein contained.

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

Notary Public - Gerald Fischer

My Commission Expires: May 18, 2024

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 4/13/2023 (date of document).

Regina Sullo
Affiant Signature

4/13/2023
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

