Karen Johnson Davidson County
Batch# 998892 DEEDWARR
05/02/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20230502-0032590

Name and Address of New Owner:
Rachel Wilczak and Bryan Wilczak
3764 Seasons Drive
Antioch, TN 37013

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23040481

Map and Parcel: 150 12 0A 042.00

WARRANTY DEED

For and in consideration of the sum of ten 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, **Robert M. Stuteville and wife, Valerie Stuteville**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rachel Wilczak and Bryan Wilczak, wife and husband**, 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. 717 on the Plan of Somerset, Phase IV, a Planned Unit Development, of record in Plat Book 7900, Pages 978 and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Stuteville and wife, Nanci J. Stuteville from Scott Buswell and wife, Christi Buswell by Warranty Deed filed for record on August 3, 2004 in Instrument Number 20040803-0092837, of the Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Robert M. Stuteville by Quitclaim Deed filed for record in Instrument N202305020032589 aid Register's Office.

Valeria Stuteville joins in execution of this istrument ot convey and all marital interest in subject property.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Somerset of record in Book 7619, page 647 and as amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 774, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641 and Instrument No. 20060405-0039162; All matters as set forth per plat of record in Book 7900, page 978 and 979; Bylaws of Somerset HOA of record in Book 7619, page 679 and as amended in Book 9509, page 363, Book 9647, page 472 and Instrument No. 20090513-0044145; Charter of Somerset Homeowner's Association of record in Book 7661, page 37; Boundary Survey, Planned Unit Development, Somerset, according to survey and of record in Book 6900, page 733 and Book 7900, page 327; Deed of Conveyance for sanitary sewer of record in Book 11030, page 910, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3764 Seasons Drive, Antioch, TN 37013

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

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 assigns, 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 hand this 27th day of April, 2023.

Robert M. Stuteville

Valerie Stuteville

State of Tennessee

County of Rutherford

Personally appeared before me, Robert M. Stuteville and Valerie Stuteville with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of April, 2023.

Notary Public
My Commission Expires: 3.20.27

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $394,900.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of April, 2023.

Notary Public
My Commission Expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 4/27/23.

Date

Brenda Huntsman

Affiant Signature

5/2/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

