Karen Johnson Davidson County
Batch# 999312 DEEDWARR
05/03/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230503-0032852

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Dallas

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Tamara L. Batey
Affiant

Subscribed and sworn before me, this 24th day of April 2023.

Notary Public
My commission expires: Oct 22, 2023

SUNDEEP PATEL
My Notary ID # 124722434
Expires October 22, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
George P. Gemellos, III 5170 Hickory Hollow Pkwy, Unit 307 Antioch, TN 37013	All Western Mortgage Inc 8345 West Sunset Road, Suite 380 Las Vegas, NV 89113	163-05-0B-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tamara L. Batey, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **George P. Gemellos, III, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 58 of Phase II, Mill Park (formerly Hickory Hollow Townhomes) a Horizontal Property Regime located on Hickory Hollow Parkway, in Antioch, TN, together with Easements as shown on the plat of Phase II, Mill Park (formerly Hickory Hollow Townhomes), recorded in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, as described in a Declaration of Covenants, Conditions & Restrictions of record in Book 10719, page 425, as amended in Book 11167, page 757, and supplemented in Instrument No. 20010712-0074528, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Mill Park, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws, appended thereto as Exhibit C, as amended in Book 11167, page 759 and Instrument No. 20020506-0055107, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Tamara L. Batey by Warranty Deed from Laura J. McIntyre, unmarried, dated March 24, 2006 of record as Instrument No. 20060331-0036523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 5170 Hickory Hollow Pkwy, Unit 307, 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the ~~2nd day of May, 20~~23.

April 29, 2023

Tamara L. Batey

Texas

STATE OF ~~TENNESSEE~~

COUNTY OF ~~WILLIAMSON~~ Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tamara L. Batey,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 2~~nd~~9th day of ~~May~~ April, 2023.

Notary Public

My Commission expires: Oct 22, 2023

SUNDEEP PATEL
My Notary ID # 124722434
Expires October 22, 2023

FILE NO: 2023047692

Certificate of Authenticity

I, Falon Roberts, 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 04.29.2023.

Date

FalonRoberts

Affiant Signature

05.03.2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 3rd day of May, 2023.

Latonya Henderson

Notary's Signature

My Commission Expires: 10-06-2024

Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372