Karen Johnson Davidson County
Batch# 1000268 DEEDWARR
05/05/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230505-0033611

KB. JSV MM

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Oakland

# WARRANTY DEED

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Oakland

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Karren Bristle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2023.

Karen Bristle
Notary Public

MY COMMISSION EXPIRES: 4-18-2027
(AFFIX SEAL)

DM-BH-23-641-110

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brian Hoeynck and Danielle Hoeynck** | New owner | |
| (NAME) **641 Old Hickory Blvd #110** | (NAME) | **171 03 0B 062.00 CO** |
| (ADDRESS) **Brentwood, TN 37027** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN JOSEPH VAN ANTWERP AND JANNA MARIE VAN ANTWERP, fka JANNA MARIE MASON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN HOEYNCK AND DANIELLE HOEYNCK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being condominium Unit No. 109 on the Plan of Second Revision A Horizontal Property Regime (Private Element), Phase One, Section One, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 461, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to John Joseph Van Antwerp and Janna Marie Mason, nka Janna Marie Van Antwerp, husband and wife, by Special Warranty Deed from SPH Property One, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210224-0023028, in the Register's Office of Davidson County, Tennessee, dated February 11, 2021 and recorded on February 24, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision A Horizontal Property Regime (Private Element), Phase One, Section One, Townhomes of Fredericksburg, as recorded in Plat Book 9700, Page(s) 461.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, as amended in Book 10224, Page 683, corrected in Book 10294, Page 850, further amended in Instrument No. 20000718-0070558, rerecorded in 20050705-0076596 and Amended and Restated recorded in Instrument No. 20191127-0122852.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10628, Page 517 and Book 10895, Page 778.
- Rights of others in and to any party walls located on the subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **641 Old Hickory Blvd #110, Brentwood, Tennessee 37027**.

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; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 4th DAY OF MAY, 2023.

John Joseph Van Antwerp

Janna Marie Van Antwerp

STATE OF TENNESSEE ~~X~~ KB JJV JMV Michigan
COUNTY OF DAVIDSON ~~X~~ Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN JOSEPH VAN ANTWERP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 4th of May, 2023.

Notary Public Karren Bristle
My Commission Expires: 4-18-2027
(SEAL)

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Oakland

STATE OF TENNESSEE ~~X~~ KB JJV JMV Michigan
COUNTY OF DAVIDSON ~~X~~ Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNA MARIE VAN ANTWERP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 4th of May, 2023.

Notary Public Karren Bristle
My Commission Expires: 4-18-2027
(SEAL)

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Oakland

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 May 4, 2023.

Date

Affiant Signature

5/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025