

STATE OF TENNESSEE
COUNTY OF Daivdson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me this 2nd day of May, 2023.

Notary Public

My commission expires: 7/12/2026

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
117 Saundersville Rd, Ste 101
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1001482 DEEDWARR
05/10/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230510-0034675

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Lawrance Warren **Kelley Warren**	**Same as New Owners**	**163040A42400CO**
3001 Hamilton Church Road, Unit 424		
Antioch, TN 37013		

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, WE, **Lucas A. Siecinski and Mary A. Siecinski, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Lawrance Warren and Kelley Ann Warren, husband and wife,** 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 Unit 424, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lucas A. Siecinski and Mary A. Siecinski, husband and wife, by Warranty Deed from Gary Marcum, married and Josh Marcum and Adria Marcum, husband and wife, dated 10/9/2020 and recorded 10/9/2020 in Instrument No. 20201009-0117841, 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 pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 3001 Hamilton Church Road, Unit 424, Antioch, TN 37013.

LTE File No.: 23-1212TN

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 in 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 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 my/our hand(s) this 2nd day of May, 2023.

Lucas A. Siecinski

Mary A. Siecinski

STATE OF TENNESSEE
COUNTY OF DAIVDSON

On this 2nd day of May, 2023, before me personally appeared **Lucas A. Siecinski and Mary A. Siecinski**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of May, 2023.

Notary Public

Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 23-1212TN

Certificate of Authenticity

I, Leslie G. Hayes, 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 5/2/2023.

Date

Affiant Signature

5/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this May day of 9th, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: Date

Notary's Seal (if on paper)