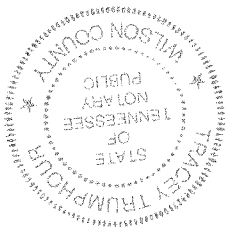
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisco Garcia Candelario	United Wholesale Mortgage LLC	098-13-0C-056-00
(NAME)	(NAME)	
1321 Fishers Meadows Cove	PO Box 202028	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Florence, SC 29502	
(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 considerations, the receipt of which is hereby acknowledged, **we Mitchell D. Painter and Susan Painter, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Francisco Garcia Candelario and Chelsea Garcia Candelario, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 36, on the Plan of Section Two, The Meadows of Seven Points, of record in Insturment No. 20010726-0079443, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description description.

Being the same property conveyed to Mitchell D. Painter and Susan Painter, husband and wife by Warranty Deed from Kerry Lance Butler and Michelle Lee Butler, previously known as Michelle Lee Gray, husband and wife, dated 04/20/2016, of record in Instrument 20160421-0039053, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1321 Fishers Meadows Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Karen Johnson Davidson County
Batch# 1019833 DEEDWARR
06/27/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230627-0049046

Effective the 26th day of June, 2023.

Mitchell D. Painter

Susan Painter

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell D. Painter and Susan Painter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2023.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 26, 2023.

Tracey Trumphour
Affiant
Date: 6.26.2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY