Karen Johnson Davidson County
Batch# 1037710 DEEDWARR
08/14/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230814-0062790

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06338

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ian Notario and Michelle Fuentes 1988 Stonewater Drive Hermitage, TN 37076	NEW OWNER	097 02 0A 538.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathleen Stone, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ian Notario and Michelle Fuentes, husband and wife**, hereinafter called the Grantees, their successors 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. 538 on the Plan of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen Stone, an unmarried woman, by Warranty Deed from Abe B. Malatsky, an unmarried man, of record in Instrument No. 20190531-0051888, in the Register's Office of Davidson County, Tennessee, dated May 30, 2019 and recorded on May 31, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1988 Stonewater Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of August, 2023

Kathleen Stone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathleen Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 8th day of August, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 8.14.2023 (date of document).

Regina Sullo
Affiant Signature

August 14, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 14th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

