WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044316 DEEDWARR
08/30/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20230830-0068067

B-SH-23-03242

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Luke Stampini and Brycie Millis	Mortgage Investors Group	
(NAME)	(NAME)	**133-03-0-199.00**
3242 Southlake Drive	8320 E Walker Springs	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37923	
(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, **ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUKE STAMPINI, AN UNMARRIED MAN, AND BRYCIE MILLIS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 2 on the Plan of Darrow Downs Subdivision of record in Plat at Instrument No. 20211115-0152034, and Consent of Final Plat recorded in Instrument No. 20211208-0162778, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Raymond Company, LLC by Warranty deed from Barbara Savage, Regina Thomas and Jean Moore of record in Instrument No. 20190821-0084097 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 21, 2019.

Being a portion of the same property conveyed to Antioch Pike, GP, a Tennessee General Partnership by Warranty deed from Raymond Company LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211214-0165147 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 14, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 442, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20211115-0152034, and Consent to Final Plat recorded in Instrument No. 20211208-0162778, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230629-0049756, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3242 Southlake Drive, Nashville, Tennessee 37211**.

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 30th DAY OF AUGUST, 2023.

Antioch Pike, GP, a Tennessee general partnership

BY: _____
Jeff Gaw
Authorized Agent

BY: _____
Jody Roberts
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY ROBERTS, signing for ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of August, 2023.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8-30-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-30-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

