THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38118	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $279,999.00. Affiant Subscribed and sworn to before me this 19th day of April, 2024. Notary Public My Commission Expires: 6/14/2026

Karen Johnson
Batch # 1127731
04/26/2024 10:22:42 AM
Fees: $18.00 Taxes: $1,036.00
20240426-0030321

Davidson County
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SHAYNE ADAIR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dominick Pranikay and Dillon Souksanguane 1130 Waterburg Lane Antioch, TN 37013	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow CanyonRoad, Suite 400 San Ramon, CA 94583	Map and Parcel No.: 163160C22800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dariyan Stallings, an unmarried woman and Dennis Stallings, a married man, tenants in common with right of survivorship, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Dominick Pranikay and Dillon Souksanguane, Wife and Husband ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1130 Waterburg Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of April, 2024.

Dennis Stallings

Dariyan Stallings, by Dennis Stallings, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis Stallings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Stallings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Dariyan Stallings, and he is authorized by Dariyan Stalling to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of April, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 228, together with the appurtenant interest in the common elements of Matlock Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517, Instrument No. 20101216-0099939, (which ads Phase 2-B and depicts the above referenced Unit on Exhibit B thereto) Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration in Instrument No. 20101216-0099939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dariyan Stallings, an unmarried woman and Dennis Stallings, a married man, tenants in common with right of survivorship, by deed dated May 28, 2020 from Jones Construction, LLC of record in Instrument No. 20200605-0057903, Register's Office for Davidson County, Tennessee. As corrected in Scrivener's Affidavit of record in Instrument No. 20240415-0026530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Dedication of common area to Matlock Townhomes Owners Association of record in Instrument No. 20120209-0011829, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Matlock Townhomes, of record in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599, Instrument No. 22070705-0080103, Instrument No. 20100122-0005543, Instrument No. 201000503-0033517, Instrument No. 20101216-0099939, Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, Register's Office for Davidson County, Tennessee,
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20070430-0051281 and Instrument No. 20180328-0028761, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan of record attached as Exhibit B to the amended Declaration in Instrument No. 20101216-0099939, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater of record in Instrument No. 20170817-0084468, Register's Office for Davidson County, Tennessee.
8. Easements to American Telephone and Telegraph Company of Tennessee of record in Book 1207, page 525 and Book 1224, page 256, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20060503-0050917 and Instrument No. 20060712-0083452, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.