G#37243-2 BOX #14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026 (AFFIX SEAL)

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1138461
05/22/2024 03:24:22 PM
Fees: $13.00 Taxes: $1,842.23

Davidson County
DEEDWARR
2 pgs

20240522-0038276

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)
Michael Paul Lavigna and Ann Lavigna	Lakeview Loan Servicing, LLC	
(NAME) **445 Chinook Drive**	(NAME) 4425 Ponce De Leon Blvd, MSS-251	**181-03-0A-386.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Coral Gables, FL 33146	
(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, **EMMA KENT AND ZACHARY MAXWELL KENT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL PAUL LAVIGNA AND ANN LAVIGNA, HUSBAND AND WIFE,** 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. 539 on the Plan of Final Plat of Subdivision of Indian Creek Phase 4, Section 2A of record in Plat at Instrument No. 20190521-0047862, 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 the same property conveyed to Emma Kent and Zachary Maxwell Kent, wife and husband by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200630-0070843 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on June 30, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20190521-0047862, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553 and Book 11708 Page 575 and Amended Instrument No. 20000727-0074152 and Amended Instrument No. 20030509-0062505 and Amended Instrument No. 20050118-0006063 and Amended Instrument No. 20060523-0060562 and Amended Instrument No. 20070606-0067790 and Amended Instrument No. 20070606-0067791 and Amended Instrument No. 20140403-0027632 and Amended Instrument No. 20160809-0082902 and Amended Instrument No. 20190807-0078436, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 11033, Page 509, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Deed for Open space of record in Instrument Number 20160809-0082905, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Instrument Number 20060526-0062237, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Instrument Number 20041025-0128024, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20161024-0112199, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20171109-0115462, in the Register's Office for Davidson County, Tennessee.
- Article of record in Instrument Number 20140219-0014127, in the Register's Office for Davidson County, Tennessee.
- As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Emma Kent and Zachary Maxwell Kent secured by a Deed of Trust executed by same to secure to Lakeview Loan Servicing, LLC, in the*principal amount of $315,168.00, of record in Instrument No. 20210518-0067299, Register's Office for Davidson County, Tennessee. *original
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **445 Chinook Drive, Antioch, Tennessee 37013**.

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 21st DAY OF MAY, 2024.

Emma Kent

Zachary Maxwell Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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