WARRANTY DEED

Karen Johnson Davidson County
Batch# 1147123 DEEDWARR
06/13/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20240613-0044460

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Holly Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13th~~ 14th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dale Nickell and Charlotte Nickell	Same as new owner	149-07-0A-090.00
(NAME)	(NAME)	
772 Dover Glen Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240989

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rosemary Maltese, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dale Nickell and Charlotte Nickell, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 90 on the Plan of Chelsea Village, as of record in Plan Book 7900, pages 119-121, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Rosemary Maltese by Warranty Deed from Michael P. Hankins, dated 08/20/2004 and filed of record in Instrument No. 20040823-0101714, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 8081, page 329; Book 8083, page 386; Book 8842, page 434 and Book 8082, page 329, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 772 Dover Glen Drive, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of June, 2024

Rosemary Maltese

Rosemary Maltese

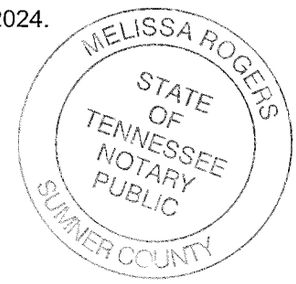
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rosemary Maltese, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of June, 2024.

Melissa D Rogers

Notary Public
My Commission Expires: 3/28/25



Certificate of Authenticity

I, Holly Ray, 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 06/13/2024.

Date

Holly Ray

Affiant Signature

06/13/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

