RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30763-25

Karen Johnson Davidson County
Batch# 1283931 DEEDWARR
06/13/2025 06:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250613-0045732

WARRANTY DEED

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10th** day of June 2025.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Arakaki **1976 Wild Oaks Court** **Antioch, TN 37013**	Same address as new owner	163-07-0A-073-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($370,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEREMY STALEY AND CAMILLE STALEY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW T. ARAKAKI, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 73 on the Plan of Final Plat, Ridgeview UDO, Phase One, of record in Instrument #20080603-0056596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy Staley and Camille Staley, husband and wife, from HBG Holdings, LLC, by Warranty Deed dated December 31, 2020 and recorded January 6, 2021 in Instrument #20210106-0002763, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1976 Wild Oaks Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of June, 2025

GRANTOR(S)

Jeremy Staley

Camille Staley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeremy Staley and Camille Staley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of June 2025.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Christen Rabe, 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 June 10, 2025.

Date

Christen Rabe

Affiant Signature

6/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 20 25.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

