Karen Johnson Davidson County
Batch# 1303606 DEEDWARR
07/30/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250730-0060224

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

W-BM-25-6325

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)
John Dillon Fatuch and Ruby Fatuch	NEW OWNER	
(NAME)	(NAME)	**173-09-0B-116.00-CO**
6325 Sunnywood Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **DONALD P. PAGE AND ABIGAIL R. PAGE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN DILLON FATUCH AND RUBY FATUCH, 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. 269 on the Plan of Barnes Cove Phase 3, Section 1, of record in Instrument No. 20060113-0005373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald P. Page and Abigail R. Page, husband and wife by Warranty Deed from Panagiotis Pappas and Mabyn Pappas, husband and wife of record in Instrument No. 20200623-0067776 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 23, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record as Instrument No. 20060113-0005373, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20021217-0155806, Instrument No. 20040429-0048624, and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress in Book 5385, Page 986, Register's Office for Davidson County, Tennessee.
- Easement for public right of way in Book 5215, Page 482, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20040413-0041473 and Instrument No. 20020201-0014182, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20040907-0107464 Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020408-0042673, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130610-0058651, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030529-0072603, 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: **6325 Sunnywood Dr, 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 30th DAY OF JULY, 2025.

Donald P. Page

Abigail R. Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD P. PAGE, 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 30th of July, 2025.

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, ABIGAIL R. PAGE, 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 30th of July, 2025.

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 July 30, 2025

Affiant Signature

7/30/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of July, 20 25.

Notary Public

Notary's Seal:

