Karen Johnson Davidson County
Batch# 290878 DEEDWARRSP
09/25/2019 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,531.80
20190925-0097432

Commitment Number: 19090239-Bung

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Joshua D. Stevenson and **Anna G. Stevenson**, 8488 Beautiful Valley Drive Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-15-0A-337.00

SPECIAL WARRANTY DEED

STS ASSETS 1, LLC, hereinafter grantor, whose address is **5001 Plaza on the Lake Suite 200 Austin, TX 78746**, for $414,000.00 (Four Hundred Fourteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Joshua D. Stevenson** and **Anna G. Stevenson**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **8488 Beautiful Valley Drive Nashville, TN 37221**, the following real property:

All that certain planned unit development lot, piece or parcel of land situate, lying and being in the County of Davidson and State of Tennessee more particularly described as follows, to-wit: Being Lot 26 on the plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20050615-0068406, in the Register's Office of Davidson County, Tennessee.
Property Address is: 8488 Beautiful Valley Drive Nashville, TN 37221

The instrument constituting the Grantor's source of title in the property described herein was recorded as 20180523-0049556 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126-15-0A-337.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on September 17, 2019:

STS ASSETS 1, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

STATE OF TEXAS
COUNTY OF TRAVIS
The foregoing instrument was acknowledged before me on September 18, 2019 by Karen McConnell its Closing Manager on behalf of **STS ASSETS 1, LLC** who is personally known to me or has produced TX DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

ALYSSIA VENTURA
Notary ID #129419583
My Commission Expires
August 9, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is 414,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 414000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of Sept, 20 19.

Thomas Workman
Affiant

Thomas Workman
Print Name

(Seal)

Notary Public

My commission expires:

4-27-22

Melanie Miller
Print Name

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Thomas Workman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Thomas Workman
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller [Name of Notary], a notary public for this county and state, [~~name of person making certification~~] x who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

x Thomas Workman

Notary's Signature

My Commission Expires: 4-27-22
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries