THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26623	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00. Darrius Oldham Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Oct, 2019. Notary Public MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 307496 DEEDWARR
10/29/2019 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20191029-0110854

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrius Oldham	Darrius Oldham	MAP
207 Northcrest Commons Circle	207 Northcrest Commons Cir	PARCEL 147-12-0A-207.00-CO
Nashville, TN 37211	Nash TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Zachary Joseph Stilp and wife, Ninoska Sabrigie Stilp**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrius Oldham, a single man**

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:

Land in Davidson County, Tennessee, being Unit No. 207, Northcrest Phases One and Two, a Horizontal Property Regime with Private Elements as described in Exhibit A, to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc., of record in Instrument No. 20040615-0070835, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Helen Smiley, an unmarried woman and Connie S. Brown, a married woman, as joint tenants with rights of survivorship by Quitclaim Deed from Helen Smiley, an unmarried person and Connie S. Brown, a married person of record in Instrument No. 20170711-0069469, Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 11, 2017.

Being the same property conveyed to Zachary Joseph Stilp and Ninoska Sabrigie Stilp, husband and wife by Warranty Deed from Helen Smiley, an unmarried person, and Connie S. Brown, a married person of record in Instrument No. 20180212-0013892, Register's Office for Davidson County, Tennessee, dated February 07, 2018 and recorded on February 12, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. Subject to all matters shown on the Plan attached as Exhibit A to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425, Instrument No. 20170714-0071121, Instrument No. 20170714-0071122 and Instrument No. 20170124-0007624, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Instrument Number 20040615-0070834, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **207 Northcrest Commons Circle, Nashville, TN 37211.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 24 day of October, 2019.

Zachary Joseph Stilp

Ninoska Sabrigie Stilp

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zachary Joseph Stilp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of October, 2019.

My Commission expires: May 14, 2021

Notary Public

NATALIE OSUNA
Notary Public, State of Florida
Commission# GG 104017
My comm. expires May 14, 2021

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ninoska Sabrigie Stilp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24 day of October, 2019.

My Commission expires: May 14, 2021

Notary Public

NATALIE OSUNA
Notary Public, State of Florida
Commission# GG 104017
My comm. expires May 14, 2021

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21