Karen Johnson Davidson County
Batch# 317954 DEEDWARR
11/20/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20191120-0120098

WARRANTY DEED

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-26-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron A. Craig	Navy Federal Credit Union	109-05-0D-098.00-CO
(NAME)	(NAME)	
1516 Lincoya Bay Drive	820 Follin Lane SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Vienna, VA 22180	
(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 considerations, the receipt of which is hereby acknowledged, I/we Jessica Ringenberg O'Sullivan, (formerly known as Jessica Ringenberg), hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Cameron A. Craig, hereinafter called the GRANTEE(S), his/her/their 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 1516 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declaration of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made, The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan files ad Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 200509233-0114373, said Register's Office, are incorporated in this Deed by reference and mad a part hereof the same as though copied herein.

Being the same property conveyed to Jessica Ringenberg, unmarried by Warranty Deed from Peggy M. Adams, an unmarried woman, dated 05/17/2007 and recorded 05/22/2007, of record in Instrument 200705220060951, Register's Office for Davidson County, Tennessee. Jessica Ringenberg is now married and known as Jessica Ringenberg O'Sullivan.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1516 Lincoya Bay Drive, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of November, 2019.

Jessica Ringenberg O'Sullivan

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Ringenberg O'Sullivan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of November, 2019.

Notary Public: _____

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-12-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

201911200120098

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

