THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26833

Karen Johnson Davidson County
Batch# 352774 DEEDWARR
02/04/2020 08:57:50 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20200204-0012524

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chase Stejskal and Allison Stejskal | NEW OWNER | MAP 171-08-0A- |
| 804 Old Thrasher Court | | PARCEL 104.00-CO |
| Brentwood, TN 37027 | | |
| (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, I, **Ramona Stejskal, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase Stejskal and Allison Stejskal, husband and wife**

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 Lot No. 104 on the Plan of Subdivision Plat of Cottonport Plantation, Phase II of record in Plat Book 6900, Page 950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William R. Stejskal and wife, Ramona Stejskal by Warranty deed from Thomas A. Warmbrod, unmarried of record in Instrument No. 20060818-0102104 Register's Office for Davidson County, Tennessee, dated August 10, 2006 and recorded on August 18, 2006. The said William R. Stejskal has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6900, Page 950; (3) Covenants, Conditions and Restrictions of record in Book 7637, Page 925, and Book 8313, Page 932, Book 7138, Page 365; (4) By-Laws of Cottonport Plantation of record in Book 7637, Page 966, as amended in Book 10775, page 37; (5) Charter of Cottonport Plantation Homeowner's Association of record in Book 7621, Page 600 amended in Book 7981, page 971; (6) Restrictive Covenants of record in Book 7430, Page 784, Book 7565, Page 57, Book 7824, Page 254, and Book 7897, page 576, Book 7897, Page 578; (7) Agreement of record in Book 7350, Page 137; (8) Deed of Conveyance of record in Book 8486, Page 332, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 8486, Page 336; (9 rights of others in and to the common areas and/or elements; (10) All visible easements; (11 All applicable governmental and zoning regulations.

This is IMPROVED property known as **804 Old Thrasher Court, Brentwood, TN 37027.**

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 handthis the 3rd day of February, 2020.

Ramona Stejskal

Ramona Stejskal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ramona Stejskal** 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 for the purposes therein contained.

Witness my hand and official seal this the 3rd day of February, 2020.

My Commission expires: 1-P-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE