Karen Johnson Davidson County
Batch# 377764 DEEDWARR
03/26/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200326-0032880

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Jonathan Nabors	Jonathan Nabors	096-02-OA-008.00-CO
(NAME)	(NAME)	
814 Cedarstone Way	814 Cedarstone Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 **Melissa S. Gregory, Successor Trustee of the Norma Jean Suiter Revocable Trust,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan Nabors and Angelia Nabors, husband and wife**, 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:

Situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, on the plan of the Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Master Deed of record in Instrument No. 20070625-0075380, as amended in Instruments 20070720-0086753 and 20120905-0080134, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.
Being the same property conveyed to Norma Jean Suiter by Warranty Deed from Donelson Cedarstone Associates, II L.P, dated 12/13/2007 and recorded 12/20/2007, of record in Instrument 200712200146046, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norma Jean Suiter, as trustee of the Norma Jean Suiter Revocable Trust dated May 4, 2017 by Quitclaim Deed from Norma Jean Suiter, unmarried, dated 05/04/2017 and recorded 05/04/2017, of record in Instrument 201705040044446, Register's Office for Davidson County, Tennessee. Norma Jean Suiter having since appointed Melissa S. Gregory as Successor Trustee of The Norma Jean Suiter Revocable Trust.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 547, Page 111 & 112, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200706250075380, and

Amendments recorded in Instrument 200707200086753, Instrument 201209050080134, and Instrument 201602080011939, Register's Office for Davidson County, Tennessee; Easement recorded in Book 3499, Page 531, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 2274, Page 528, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4797, Page 942, Book 4872, Page 49, Book 4872, Page 55, Book 5223, Page 479, Book 9781, Page 299, Instrument 200604070040205, Instrument 200608150100309, Instrument 200610060124722, and Instrument 200611220144864, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement Water Mains and Appurtenances recorded in Book 9781, Page 303, and Book 9781, Page 307, Register's Office for Davidson County, Tennessee; Charter of the Bluffs of Cedarstone Homeowner's Association, Inc record in Instrument 200609290121057, Register's Office for Davidson County, Tennessee.

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 ☒ 814 Cedarstone Way, 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 23rd day of March, 2020.

Norma Jean Suiter Revocable Trust

By: Melissa S. Gregory Date: 3/23/20

Melissa S. Gregory, Successor Trustee

State of Florida
County of Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa S. Gregory, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved herself to be the Successor Trustee of The Norma Jean Suiter Revocable Trust, the bargainor, and who, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of March, 2020.

Notary Public:
My Commission Expires: Jun 11, 2023

YANET GONZALEZ
Notary Public - State of Florida
Commission # GG 344082
My Comm. Expires Jun 11, 2023

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 685662
Warranty Deed TN

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary Public

My Commission Expires: 2/1/23

