Karen Johnson Davidson County
Batch# 428436 DEEDWARR
06/30/2020 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20200630-0070573

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 5-30-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristen Marie Stefanski (NAME)	Legacy Mutual Mortgage (NAME)	173-16-0A-276.00 CO
3188 Hidden Creek Drive (ADDRESS)	3503 Paesanos Pkwy (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio, TX 78231 (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, **Kevin W. York, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Marie Stefanski, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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. 40 on the plan of Hidden Creek, Phase 5, of record in Instrument No. 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Rick Flores, a married man and Kevin Wade York, a married man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated September 4, 2007, of record in Instrument No. 20070911-0108779, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Kevin W. York, a married man, by Quitclaim Deed from Rick Flores, dated March 31, 2017, of record in Instrument No. 20170405-0033149, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3188 Hidden Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The above-referenced property is not and has never been the primary residence of the Grantor.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20060627-0076912; Restrictions of record in Instrument No. 20020514-0059176, amended in Instrument No. 20030131-0033781; Instrument No. 20050308-0025065; Instrument No. 20090908-0084135 and Instrument No. 20190814-0081403, and supplemented in Instrument No. 20050930-0117904; Instrument No. 20050930-0117906; Instrument No. 20060828-0105537 and Instrument No. 20060828-0105538, and rules and regulations of record in Instrument No. 20190102-0000313; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 24th day of June, 2020.

Kevin W. York

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kevin W. York, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of June, 2020.

Notary Public
My Commission Expires: _____

File No.: 31849

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021