Karen Johnson Davidson County
Batch# 431546 DEEDWARR
07/07/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200707-0072943

# WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day June 2020.

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 |
|---|---|---|
| Darrell Smith | New Owner | 180-02-OA-025.00 |
| (NAME) | (NAME) | |
| 1037 Stone Ridge Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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 J. Hazard and husband Greg A. Meyer**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Darrell Smith and Caroline Smith,** 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:

Land in Davidson County, Tennessee, being Lot No. 77, on the plan of SECTION 1, THE RIDGE AT STONE CREEK, of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica J. Hazard, married by Warranty Deed dated 07/18/2005 from Universal Lighting Technologies, Inc. of record in Instrument 200507200084316, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jessica J. Hazard and husband, Greg A. Meyer by Quit Claim Deed dated 05/14/2010 from Jessica J. Hazard of record in Instrument 201005180038332, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per plat of record in Instrument 20031027-0157621, Declaration of Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended of record in Instrument 200107190076875, as amended of record in Instrument 200207220087705, Easement Agreement of record in Book 10716, Page 596, Stormwater Detention Agreement of record in Instrument 200205280064318, Quitclaim Deed to the Homeowner's Association of record in Instrument 201306110059043, 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 ☒ 1037 Stone Ridge Drive, Nashville, TN 37211
(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 26 day June 2020.

Jessica J. Hazard

Greg A. Meyer

State of NJ
County of Ocean

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica J. Hazard and Greg A. Meyer, 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 26th day of June, 2020.

Notary Public:
My Commission Expires:

Amy A. Gerasimowicz
NOTARY PUBLIC
State of New Jersey
ID # 71072
My Commission Expires
March 5, 2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**



202007070072943

# True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022