This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 452107 DEEDWARR
08/06/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.23
20200806-0087683

WARRANTY DEED

FOR AND IN 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, WE, **CURTIS TAYLOR STEWART AND ABBY F. STEWART, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA MATHIS FORSYTH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1148-B, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE 1148-1150 CAHAL AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AT INSTRUMENT NO. 20151119-0117373, SCRIVENER'S AFFIDAVIT OF RECORD AT INSTRUMENT NO. 20151203-0122074, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CURTIS TAYLOR STEWART AND ABBY F. STEWART, HUSBAND AND WIFE, BY WARRANTY DEED FROM URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP, DATED FEBRUARY 28, 2017 AND RECORDED ON MARCH 3, 2017 IN INSTRUMENT NO. 20170303-0021474, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1148-B CAHAL AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of August, 2020.

CURTIS TAYLOR STEWART

ABBY F. STEWART

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, CURTIS TAYLOR STEWART AND ABBY STEWART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of August, 2020.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$427,900.00.**

Affiant

Subscribed and sworn to before me, this the 4TH day of AUGUST, 2020.

NOTARY PUBLIC
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Address New Owner(s) as follows:
SAMANTHA FORSYTH
1148-B CAHAL AVENUE
NASHVILLE, TN 37206

Send Tax Bills To:
~~Same as above~~ c/o STUDIO BANK
1241 2TH AVE S, STE 400
NASHVILLE, TN 37203

MAP/PARCEL: 072141L/002.00

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022