File 33519-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728564

Karen Johnson Davidson County
Batch# 458250 DEEDWARR
08/17/2020 10:49:13 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20200817-0091862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2020.

Notary Public
My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan T. Fulks and Ean Michelle Fulks 7161 Holt Run Drive Nashville TN 37211	CapStar Bank 2002 Richard Jones Rd, Suite 203A Nashville, TN 37215	Tax Parcel ID No. 180 02 0A 008.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly W. Cashio, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan T. Fulks and Ean Michelle Fulks, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section 1, The Ridge At Stone Creek, as of record in Instrument #20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark D. Cashio and Kimberly W. Cashio, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20050523-0057607, in the Register's Office of Davidson County, Tennessee, dated May 19, 2005 and recorded on May 23, 2005. The said Mark D. Cashio is now being deceased on October 30, 2015 in Davidson County, Tennessee.

Mark D. Cashio having since died on October 30, 2015. Said interest is now vested in Kimberly W. Cashio as surviving tenant by entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, The Ridge At Stone Creek,, as recorded in Instrument No. 20031027-0157621.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365, Amendment recorded in Instrument No. 20010719-0076875 and Supplemental Declaration recorded in Instrument No. 20020722-0087705.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064318.

This is improved property located at 7161 Holt Run Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2020.

Kimberly W. Cashio by Ryan Dieck, Attorney in Fact
Kimberly W. Cashio
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kimberly W. Cashio and that he is authorized by Kimberly W. Cashio to execute this instrument on her behalf.

WITNESS my hand, at office, this 14th day of August, 2020.

Ashley Schad
Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024