WARRANTY DEED

Karen Johnson Davidson County
Batch# 492131 DEEDWARR
10/08/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $5,679.50
20201008-0117244

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/31/2024

(AFFIX SEAL)

GAIL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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
Rolland Luplow	NEW OWNER	130090C00100
(NAME)	(NAME)	
154 A Cheek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **Stephen G. Hendrix and Catherine Van Wyck Hendrix, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rolland Luplow and Andrea Luplow, husband and wife**, hereinafter called the GRANTEE(S), 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 Unit A as shown on the Declaration of Covenants, Conditions and Restriction for Homes at 154 Cheek Road of record in Instrument No. 20180111-0004003, Register's Office for Said County, to which plan reference is hereby made for a more complete description
Being the same property conveyed to Stephen G. Hendrix and Catherine Van Wyck Hendrix, husband and wife by Warranty Deed from 154 Cheek Road, LLC, a Tennessee Limited Liability Company, dated 7/15/2019, record in Instrument No. 201907180070424, and Affidavit of Scrivener's Error recorded in Instrument 201908050076968, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2020 and subsequent years, a lien not yet due and payable; (2) All matters shown on the plat of record in Plat Book 1130, Page 62; (3) Covenants, conditions, easements and restrictions recorded in Instrument 201801110004003, 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 ☒ 154 A Cheek Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 901495
Warranty Deed TN

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), 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), 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 8th day of October, 2020.

Stephen G. Hendrix

Catherine Van Wyck Hendrix

Catherine Van Wyck Hendrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen G. Hendrix and Catherine Van Wyck Hendrix, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2020.

Kimberly D Hicks

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

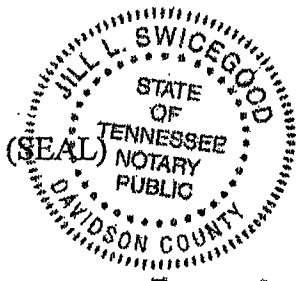
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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