Karen Johnson Davidson County
Batch# 494421 DEEDWARR
10/13/2020 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,501.83
20201013-0119054

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Lembke	Primary Residential Mortgage	Parcel ID: 097 02 0A 559.00
(NAME)	(NAME) 131 Saundersville Road, Suite 140	
1909 Stonewater		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Martyn Lee Stewart, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Lembke, a single man,** hereinafter called the Grantees, 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. 559 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed and accurate legal description.

Being the same property conveyed to Erin Stewart and Martyn Lee Stewart, by Warranty deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20160927-0101781, in the Register's Office of Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016, AND;

FURTHER, being the same property conveyed to Martyn Lee Stewart, by Quitclaim Deed from Erin Stewart now known as Erin Ann Pretasky, of record in Instrument No. 20180124-0007438, in the Register's Office of Davidson County, Tennessee, dated January 20, 2018 and recorded on January 24, 2018. Final Judgement of Divorce dated November 14, 2017 in the Fourth Circuit Court for Davidson County, Tennessee, File No. 17D-1190.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1909 Stonewater Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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.

Witness our hands this 9th day of Oct 2020

Martyn Lee Stewart

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, THE UNDERSIGNED, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Martyn Lee Stewart, whose name is signed to the writing above, bearing date on the9th of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of _____.

Given under my hand ~~this the~~ 9th day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
DECEMBER 20, 2020

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY