Karen Johnson Davidson County
Batch# 554491 DEEDWARR
01/14/2021 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20210114-0006490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-20-2024
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wesley Stewart and Tiffany Stewart	Churchill Mtg. Corp.	Map: 160160C03800CO
(NAME)	(NAME)	
513 Old Towne Drive	1749 Mallory Ln. Suite #100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS ($349,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALEXANDER WILLIAM AGASSI AND WIFE, KAITLYN AGASSI,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WESLEY STEWART AND TIFFANY STEWART, HUSBAND AND WIFE,

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 Unit No. 38 on the Plan of A Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase (a Revision to "Old Towne at Brentwood Chase") of record in Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander William Agassi, by deed from Southern Equity, LLC, a Tennessee limited liability company, of record in Instrument No. 20160715-0072660, dated July 5, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20001103-0109137, said Register's Office; (3) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170921-0096999, in the Register's Office for Davidson County, Tennessee; (4) Restrictions of record in Instrument No. 20000531-0053798 and Instrument No. 20000831-0086366, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 11115, Page 31, Book 11115, Page 281 and Book 11115, Page 286, in the Register's Office for Davidson County, Tennessee; (6) Drainage Facilities Easement of record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee; (7) Water Mains Easement of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee; (8) PUD Boundary of record in Plat Book 9700, Pages 653 and 654, in the Register's Office for Davidson County, Tennessee; (9) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, in the Register's Office for Davidson County, Tennessee; (10) Charter for Homeowners Association of record in Instrument No. 20000524-0051842 and Instrument No. 20001214-0123056, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, Instrument No. 20041206-0144631 and Instrument No. 20001214-0123058, said Register's Office.

The signature of Alexander William Agassi is signed by his duly appointed Attorney-in-Fact, Kaitlyn Agassi, pursuant to the Power of Attorney of record in Instrument No. ——————**202101140006489**——————, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 513 Old Towne Drive, Brentwood, TN 37027
(House No.) (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 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 12th day of January, 2021.

Alexander William Agassi by [signature] as Attorney in Fact
Alexander William Agassi
By: Kaitlyn Agassi, as Attorney in Fact

[signature]
Kaitlyn Agassi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kaitlyn Agassi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Alexander William Agassi, as his Attorney-in-Fact, as the free act and deed of the within named Alexander William Agassi.

Witness my hand and official seal, this 12th day of January, 2021.

My Commission Expires: 3/6/24

[signature]
Notary Public

PATRICIA NICHOLLS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kaitlyn Agassi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this12th day of January, 2021.

My Commission Expires: 3/6/24

[signature]
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Yvette Meldrum, 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 examined and authenticated according to law.

[signature]
Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[signature]
Notary's Signature

My Commission Expires: 5-30-21

CHERYE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY