Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0288

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 300,000.00

Kim Gillespie
Affiant

Karen Johnson Davidson County
Batch# 558521 DEEDWARR
01/21/2021 12:22:45 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210121-0009231

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of January, 2021

Kayla R Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cedar + Stone Homes, LLC 212 Bermuda Drive Nashville, TN 37214	new owner	084-14-0-023

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, I/WE,

Roger Uhles, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cedar + Stone Homes, LLC

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. 95 as shown on Map of Donelson Meadows, Section Two, of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 184.5 feet on the westerly side of Bermuda Drive and runs back 279.3 feet on the northerly line and 280.9 feet on the southerly line, to a dead line measuring 122.5 feet thereon.

BEING the same property conveyed to Nancy Jane Snapp by Quitclaim Deed from W. B. Snapp and Katherine Young Snapp, dated 3/6/1973 and recorded 2/4/1997 in Book 10339, Page 319; and the same property previously conveyed to W. B. Snapp and wife, Katherine Young Snapp by Warranty Deed from Arthur F. Dolby and wife, Rhiannon Grace Dolby, dated 1/27/1958 and recorded 1/27/1958 in Book 2736, Page 132, Register's Office for Davidson County, Tennessee.

The said Nancy Jane Snapp is reported to have died intestate on March 31, 2020, with her sole heir at law being her sister, Betty Mae Uhles according to Affidavit of Heirship dated 4/30/2020 and recorded 6/15/2020 in Instrument Number 20200615-0060601, Register's Office for Davidson County, Tennessee.

The said Betty Mae Uhles is reported to have died intestate on August 6, 2020, with her sole heir at law being her husband, Roger Uhles according to Affidavit of Heirship dated 9/16/2020 and recorded 9/23/2020 in Instrument Number 20200923-0109298, Register's Office for Davidson County, Tennessee.

Affidavits of Heirship of record in Instrument No. 20210121-0009229 and Instrument No. 20210121-0009230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 212 Bermuda Drive Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of January, 2021.

Roger Uhles

Roger Uhles

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of January, 2021.

Kim Gillespie

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

