Karen Johnson Davidson County
Batch# 569718 DEEDWARR
02/08/2021 09:35:26 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20210208-0017440

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $479,000.00.

Affiant

Subscribed and sworn before me this the 4th day of February, 2021.

Notary Public
My commission expires: 7/9/2024

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Saroniero	SWBC Mortgage	091-07-0M 005.00
4900 Tennessee Avenue	9311 San Pedro Ave, Suite 100	
Nashville, TN 37209	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN STEVENS AND HOLLY STEVENS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT SARONIERO, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 5 on the Plan of Nations Park, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140502-0037591, and amended in Instrument No. 20140506-0038563, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Nations Park, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Benjamin Stevens and Holly Stevens, Husband and Wife, by deed from Steven Riser and Emily Riser F/K/A Emily E. Gallentine, Husband and Wife, dated 04/01/2019, of record in Instrument No. 20190403-0030289, said Register's Office.
or consideration shown in aforementioned deed $430,000.00.)

Also being the same property conveyed to Emily E. Gallentine, single woman, by deed from Nations Park Cottages, LLC, a Tennessee limited liability company, dated 07/31/2015, of record in Instrument No. 20150805-0077681, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4900 Tennessee Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 4 day of February. 2021.

Benjamin Stevens

Holly Stevens

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin Stevens and Holly Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of February, 2021.

My commission expires: 9/18/22

Notary Public

