WARRANTY DEED

Karen Johnson Davidson County
Batch# 571679 DEEDWARR
02/10/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20210210-0018912

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Sheki J. Hollis	New Owner	114120A00100CO
(NAME)	(NAME)	
101 Stonecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **Stacie C Whitfield, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sheki J. Hollis, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1 as specified on the plan of STONERIDGE TOWNHOMES, PHASE I, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060721-0088352; as amended in Instrument No. 20080201-0010773; and as Supplemented and Amended Annexing Phase II Property of record in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Stoneridge Townhomes, Phase I, for placement of Units and for a more complete identification and description of such Unit.

Being the same property conveyed to Stacie C. Whitfield, an unmarried woman by Warranty Deed dated 04/30/2018 from Abbey Jo VanValkenburgh of record in Instrument 201805020041375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Declaration of Covenants, Conditions and Restrictions of record in Instrument 20050421-0044398, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 20060721-0088352, as amended of record in Instrument 20080201-0010773, as amended of record in Instrument 20080715-0072550, (3) Easement of record in Book 787, Page 03, (4) Easment set forth in instrument of record in Instrument 20050510-0052716, and (5) Stormwater Detention Agreement of record in Instrument 20050804-0091479, said Register's Office.

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 ☒ 101 Stonecrest Drive, Nashville, TN 37209

(House Number) (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 GRANTEE(S), his/her/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), his/her/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 February, 2021.

Stacie C Whitfield

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacie C Whitfield, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of February, 2021.

Notary Public:
My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021