Karen Johnson Davidson County
Batch# 580935 DEEDWARR
03/01/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20210301-0025776

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

MST 2021-0143

THIS INSTRUMENT WAS PREPARED BY:
James V. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Robbins Thomas and JenniferAnne Thomas	New Owner	141-11-0A-060.00
(NAME)	(NAME)	
809 Bay Cove Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher Stevick and wife, Jennifer Stevick,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Robbins Thomas and Jennifer Anne Thomas, 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 Lot No. 160 on the Plan of Rolling River Estates, Phase IV, of record in Plat Book 5200, Page (S)184 and 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.160 fronts 32.52 feet on the Easterly side of Bay Cove Court and Extends Back 175.2 feet on the Northerly line and 232.61 feet on the Southerly line to a Rear line Measuring 199.98 feet thereon.

Being the same property conveyed to Christopher Stevick and wife, Jennifer Stevick by Warranty deed from Mark A. Ferrelli and wife, Tara Ferrelli of record in Instrument No. 20130131-0010006 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 31, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 184 and 185, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689 and Book 5463, Page 238, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee. Charter of Rolling River Estates, Inc. of record in Book 4892, Page 671, amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 4259, Page 651, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 10766, Page 44, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20130410-0035467, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 809 Bay Cove Court, Nashville, TN 37221
(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 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 my/our hand(s) this 25th DAY OF February, 2021.

Christopher Stevick

Christopher Stevick

Jennifer Stevick

Jennifer Stevick

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher Stevick and Jennifer Stevick, 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 at office, this 25th day of February, 2021.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021