Karen Johnson Davidson County
Batch# 590648 DEEDWARR
03/12/2021 09:45:38 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210312-0032846

Prepared by:
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Attorney at Law
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 11th day of March, 2021.

Notary Public
My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tisha Dawn Taylor 181 Stonecrest Drive Unit 41 Nashville TN 37209	New Owner	114-12-4A-009.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ana Maria Collins, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Tisha Dawn Taylor, single woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 41, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170905-0090767, Amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759, and being shown on Plat attached thereto as Exhibit "B", 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 Ana Maria Collins, a single woman, by deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190920-0095965, Register's Office for Davidson County, Tennessee, and dated September 19, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Highlands at Stoneridge of record in Instrument No. 20170905-0090767, Amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759Register's Office for Davidson County, Tennessee.

2. Waterline Easement of record in Instrument No. 20080428-0042872 Register's Office for Davidson County, Tennessee.

3. Parking Easement of record in Instrument No. 20080428-0042873 Register's Office for Davidson County, Tennessee.

4. Declarations of Restrictions, and Covenants for Stormwater Facilities of record in Instrument No. 20160419-0037869 Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Instrument No. 20180730-0073897 Register's Office for Davidson County, Tennessee.

6. Restrictive covenants for Highlands at Stoneridge of record in Instrument No. 20170905-0090767 and amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759 Register's Office for Davidson County, Tennessee.

7. Charter for Highlands at Stoneridge Homeowners Association of record in Instrument No. 20170913-0093566 Register's Office for Davidson County, Tennessee.

8. Restrictions in Instrument No. 20050421-0044398 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 181 Stonecrest Drive Unit 41, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of March, 2021.

Ana Maria Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of March, 2021, before me personally appeared Ana Maria Collins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2021.

Notary Signature
My commission expires: 12-18-2023

