WARRANTY DEED

Karen Johnson Davidson County
Batch# 624482 DEEDWARR
04/28/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210428-0056656

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Donna Trent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13RD DAY OF APRIL, 2021.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tiffany Pettigrew	The Mortgage Firm, Inc.,	053-06-0B-022.00
(NAME) 2212 Riverway Drive	(NAME) 921 Douglas Avenue, Ste 200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark D. Stevens and Caroline S. Stevens, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Pettigrew**, a single woman hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in the Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Being Lot No. 233 on the Plan of Phase 2, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 412 and 413, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark D. Stevens and Caroline S. Stevens, husband and wife, by Warranty Deed from Sheri A. Hopey and Michael J. Hopey, married dated July 10, 2020 recorded July 13, 2020, of record as Instrument No. 20200713-0076199 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2212 Riverway Drive, Old Hickory, TN 37138

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 our hands this 22 day of April, 2021.

Mark D. Stevens

Caroline S. Stevens

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mark D. Stevens and Caroline S. Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2021.

Notary Public

My Commission Expires: 11/29/2025

(SEAL)

LADELLA REY ROBLES
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 11/29/2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY