WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 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
Taylor Brasel	New Owner	161110F01100CO
(NAME)	(NAME)	
5710 Amalie Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 637889 DEEDWARR
05/17/2021 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210517-0066451

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 **Craig E. Stewart, and Tracy Stewart, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Taylor Brasel, 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:

Land in Davidson County, Tennessee, being Unit No. 11, on the Plan of Condominium Plat, Townhomes of Brentwood, as established by the Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 11629, Page 850; as amended in Instrument No. 2000000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, and as shown on the plan of record in Book 9700, Page 990, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig E. Stewart, a married person by Warranty Deed from David W. Martin, unmarried, dated 08/20/2019 and recorded 08/21/2019, of record in Instrument 201908210083973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 424, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 9700, Page 990, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11629, Page 850, and amended recorded in Instrument 200106260067542, Instrument 200002150015334, and Instrument 200202050015877, in the Register's Office for Davidson County, Tennessee; Transmission Line Easement including terms and conditions thereof as recorded in Book 2335, Page 221, in the Register's Office for Davidson County, Tennessee; Transmission Line Easement including terms and conditions thereof as recorded in Book 2338, Page 222, in the Register's Office for Davidson County, Tennessee; Easement Agreement Easement including terms and conditions thereof as recorded in Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 201312090124881, in the Register's Office for Davidson County, Tennessee.

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 ☒ 5710 Amalie Drive, Nashville, TN 37211
(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 11 day of May, 2021.

Craig E. Stewart

Tracy Stewart

State of IL
County of Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig E. Stewart and Tracy Stewart, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11 day of May, 2021.

Notary Public
My Commission Expires: 3/19/2021

OFFICIAL SEAL
AMY RODEWALD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/19/22

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202105170066451

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