Karen Johnson Davidson County
Batch# 644077 DEEDWARR
05/26/2021 08:07:06 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210526-0071075

22683
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Jeannie Seely Ward and
Eugene W. Ward
2539 Miami Avenue
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 142050A00700CO

FOR AND IN 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, I/we, **Kenneth Monroe Stedman, Jr. and Patricia Ann Minchow,** hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Jeannie Seely Ward and Eugene W. Ward, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit B-1, together with the Carport designated No. B-1-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two Condominium Apartments recorded in Book 4661, pages 136 and 137 of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kenneth Monroe Stedman, Jr. and Patricia Ann Minchow with a life estate to Lois Hardin Reed Stedman, by Executors Quitclaim Deed from Kenneth Monroe Stedman, Jr., Patricia Ann Michow and James N. Bryan, Jr., Co-Executor's for the Estate of Kenneth Monroe Stedman, dated March 7, 1996, and filed on March 21, 1996, in Book 9986, page 626, Register's Office for Davidson County, Tennessee. The said Lois Hardin Reed Stedman having died on November 19, 2020.

The above described property has never been a marital residence for either Grantor.

This conveyance is subject to: Taxes for 2021 and subsequent years; all matters shown on plat filed at Book 4661, pages 136 & 137; Master Deed and By-Laws filed in Book 4661, page 334; Book 4691, page 906; Book 6436, page 389; Instrument No. 20120828-0077603 and Instrument No. 20180522-0048991, and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 115 Plantation Court, Nashville, TN 37221

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 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 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) as on the date shown on the Notary forms.

Kenneth Monroe Stedman, Jr. by: Patricia Ann Minchow, Atty. in Fact

Patricia Ann Minchow

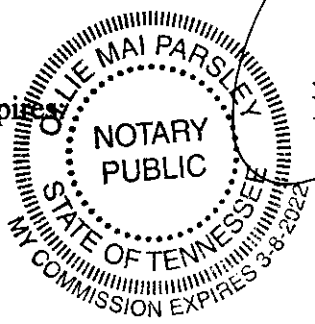
by: Patricia Ann Minchow, Atty, in Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Minchow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of May, 2021.

My Commission Expires: 3/8/22



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Minchow, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Kenneth Monroe Stedman, Jr. and acknowledged that she executed the same as the free act and deed of the said Kenneth Monroe Stedman, Jr. and for the purposes therein contained by virtue of a Power of Attorney dated May 4, 2021.

Witness my hand and official seal this 24th day of May, 2021.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $275,000.00

Affiant

Sworn to and subscribed before me, this 24th day of May, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022