Karen Johnson Davidson County
Batch# 651912 DEEDWARR
06/08/2021 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20210608-0076722

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434391**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2021. Notary Public My Commission Expires: 9/2/24

SARAH AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: Iris Financial Group, Inc 4209 Stammer Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 02 3A 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joni P. Werthan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Iris Financial Group, Inc, a Tennessee Corporation,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5 as shown on the plan of Stammer Parke, a Horizontal Property Regime with Private Elements, filed as Exhibit B and established by the Master Deed of record in Amended and Restated in Instrument No. 20140225-0016083, Scrivener's Affidavit recorded in Instrument Nos. 20170323-0028469 and 20170830-0089266 and Amendments recorded in Instrument Nos. 20170308-0022952, 20180517-0047294, 20190424-0037713 and 20201112-0132889, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Lot as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Lot and the Condominium, the rights and obligations of the Declarant and the Lot Owners, and the Bylaws of the Association of Owners. Lot 5 of Stammer Parke is also shown on Plat recorded in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joni P. Werthan, by Warranty Deed from Edward J. Hernandez and wife Susan E. Hernandez, of record in Instrument No. 20140728-0066755, in the Register's Office of Davidson County, Tennessee, dated July 28, 2014 and recorded on July 28, 2014.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stammer Park, as recorded in 20140226-0016530.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. N. Stammer Subdivision, as recorded in Plat Book 1424, Page(s) 23.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Stammer Park Condominium of record in Instrument No. 20071018-0123611, as amended by instrument(s) of record in Instrument No. 20110808-0060835, Amended and Restated in Instrument No. 20140225-0016083, Scrivener's Affidavit recorded in Instrument Nos. 20170323-0028469 and 20170830-0089266; Amendments recorded in Instrument Nos. 20170308-0022952, 20180517-0047294, 20190424-0037713 and 20201112-0132889; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025677.

Reciprocal Deed to Convert Stammer Parke from a Horizontal Property Regime to a Private Element Horizontal Property Regime in Instrument No. 20140227-0016994.

This is improved property located at 4209 Stammer Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2021.

Joni P. Werthan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joni P. Werthan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 21st day of April 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: March 17, 2024