Karen Johnson Davidson County
Batch# 656981 DEEDWARR
06/15/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210615-0080616

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434634

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Stout 544A Stevenson Street Nashville TN 37209	New Owner	Tax Parcel ID No. P/O 091 09 0 183.00

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, **George N. Curran, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M. Stout, a single man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 544 Stevenson Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 544 Stevenson Street Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210409-0047591, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to George N. Curran, a single man, by Warranty Deed from Anthony Michael Gulotta and Nichole C. Dassance, n/k/a Nichole Gulotta, husband and wife, of record in Instrument No. 20170522-0050802, in the Register's Office of Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. Nall's Subdivision of Lots 18, 19, 20, B.F. Cockrill Land, as recorded in Plat Book 421, Page(s) 63.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210409-0047591.

Easement for the flow of the waters of the Rivers, Creeks & Streams, and the rights of the public therein.

This is improved property located at 544A Stevenson Street Nashville TN 37209

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 11th day of June, 2021.

George N. Curran by Ryan Dieck Attorney-in-fact

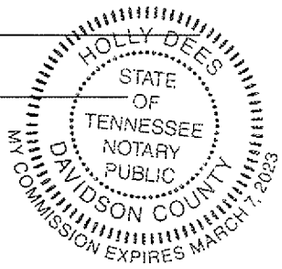
George N. Curran by Ryan Dieck as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for George N. Curran and that he is authorized by George N. Curran to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____



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.



Notary's Signature

My Commission Expires: 12/15/2021