Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1598TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of June, 2021.

Notary Public

Commission Expiration: 3-13-22

STATE of TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA ELIZABETH MATHIS

Karen Johnson Davidson County
Batch# 663193 DEEDWARR
06/23/2021 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20210623-0084931

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark D. Stevens ~~4700 Ashley Way~~ ~~Hermitage, TN 37076~~ 17915 Peninsula Club Drive N Cornelius, NC 28031	SAME AS NEW OWNER.	76-5-169.00

WARRANTY DEED

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, WE, **Sandra K. McCord**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark D. Stevens** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 4700 Ashley Way, Hermitage, TN 37076, County of Davidson to wit;

Being Lot No. 17, on the Plat of Ashley Place, of Record in Plat Book 7900, Page 123, as amended by Certification of Correction of Record in Book 8307, Page 219, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra K. McCord, unmarried by deed from Bobby J. Fugate, II and Julie S. Fugate dated 02/09/2006 filed and recorded on 02/14/2006 of record in Instrument Number 20060214-0017713, said Register's Office.

Tax Map and Parcel ID is as follows 76-5-169.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4700 Ashley Way, Hermitage, TN 37076

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 the 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 unemcumbered, 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 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 hand this 18th day of June, 2021.

Sandra K. McCord

Stephen Ray Liston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared **Sandra K. McCord and Stephen Ray Liston**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of June, 2021.

Notary Public

CHRISTY MICHELLE JONES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-17-2024

Commission Expiration:

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 ANDERSON COUNTY

LTE File No.: 21-1598TN

202106230084931